



PLANMalaysia
Perancangan Melangkaui Kelaziman
Planning: Beyond Conventional

Jabatan Perancangan Bandar dan Desa Negeri Selangor
(PLANMalaysia Selangor)
Perancangan Melangkaui Kelaziman

Draf Rancangan Kawasan Khas PUSAT BANDAR

Kajang

Executive Summary



content

01 Introduction

Kajang Town Centre SAP
Legal Provisions 4

Location Profile Plan 3

Kajang History Timeline 4

04 Planning Context and Strategic Direction

Strategic Direction 10

02 Current Context

Demographics 6

Current Land Use 6

05 Development Concept

Transformative Action Zone Concept
in Kajang Town Centre 11

03 Development Goals for Kajang Town Centre

Study Objectives 9

Research Objectives 9

Strategic Direction 9

06 Proposed Transformative Actions

ZT1-Urban Heritage Conservation Zone 14

ZT2-River Corridor Conservation Zone 21

ZT3-Active Zone 24

ZT4-Commercial Rejuvenation Zone 27

ZT5-Community Hub Empowerment
Zone 30

TP-Empowerment Of Heritage Tourism
Destinations 33

TM-Enhancement Of Urban Mobility
Efficiency 38

TI-Upgrading Of Urban Infrastructure 43

07 Implementation and Development Benefits

Summary of Project
Amount and
Development Cost 46

Proposed Kajang Town
Heritage Committee 46

Development Benefits 47

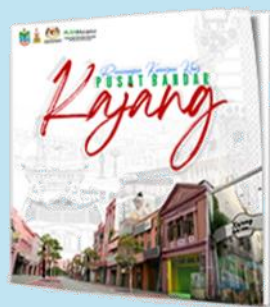
List of Specific Guidelines 48



KAJANG: PENYATUAN SEJARAH, SENI & BUDAYA DI ERA BARU

01 INTRODUCTION

■ Definition of Rancangan Kawasan Khas (RKK) Pusat Bandar Kajang



- 1 A planning document that outlines specific proposals and actions to transform Kajang Town Centre into a **Heritage City and Arts Hub** in an **integrated, sustainable, and smart** manner.
- 2 Provisions of **Sections 16(1), 16B(2), and 16B(3)** of the Town and Country Planning Act 1976 (Act 172).
- 3 To elaborate on the policies, guidelines and strategies of the existing development plans.
- 4 To enable the Local Authority (PBT), Kajang Municipal Council (MPKj) to expedite planning actions within the Kajang Town Centre area for **development, enhancement, preservation, conservation, and local area management** purposes.

■ STUDY REQUIREMENTS



The Kajang Municipal Council Local Plan Selangor 2035 (Replacement) was gazetted on 13 August 2020 and has identified the need for the preparation of a Special Area Plan (SAP).



The need for specific planning and guidelines to address issues and challenges.



The preparation of the SAP needs to consider its significance, methodology and feasibility.



Accordance Section 16B(1) of Act 172, which requires the preparation of a Special Area Plan (SAP) for redevelopment, improvement, conservation, and management practices.



Kajang Town Centre was established in 1580 and its old town heritage needs to be preserved.



The need for urgent development



LOCATION PROFILE PLAN



LOCAL PLANNING AUTHORITY



POPULATION SIZE

Estimated Current Population of
Kajang DUN Area, year 2025

- 1,403 People
- 420 Residential Unit

ACCESSIBLE TRANSPORTATION FACILITIES AND A FLEXIBLE ROAD NETWORK

- LEKAS • MRT Laluan Sungai Buloh – Kajang (SBK)
- SILK
- PLUS



MACRO ECONOMY OF KAJANG TOWN CENTRE

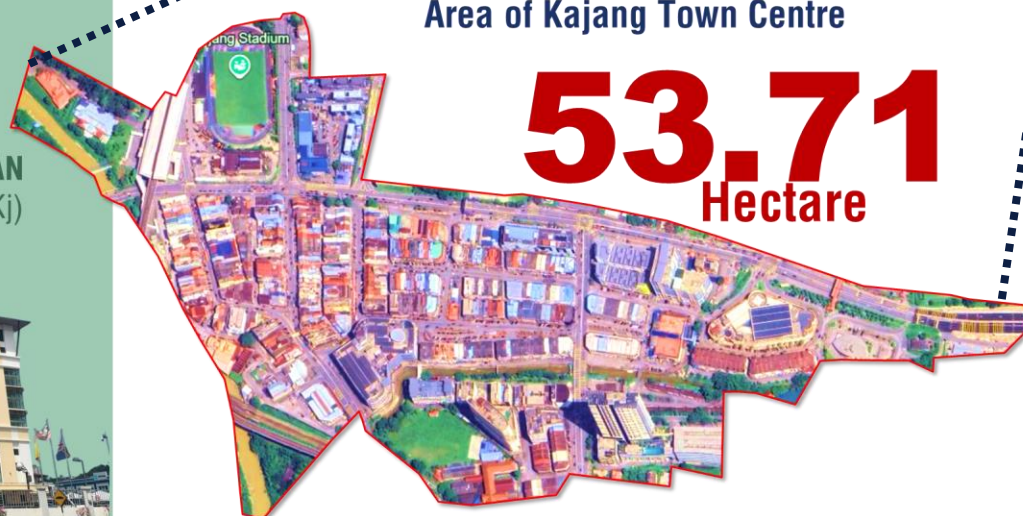
- Commercial and Service Hub
- Cultural and Culinary Tourism Hub



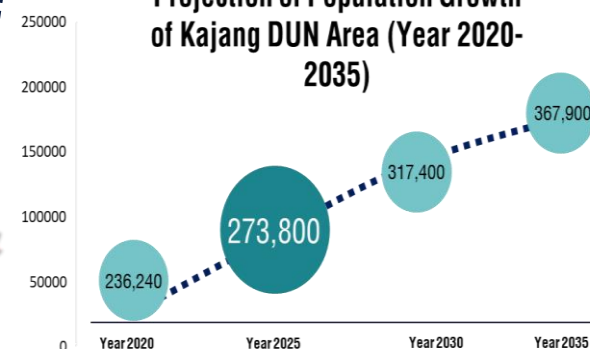
LOCAL AUTHORITY



MAJLIS
PERBANDARAN
KAJANG (MPKj)



Projection of Population Growth of Kajang DUN Area (Year 2020-2035)



Source : Kajian RKK Pusat Bandar Kajang

Sumber / Source : Kajian RKK Pusat Bandar Kajang

■ Kajang History Timeline

Raja Brayun was a leader of the Mandailing community who founded Kampung Rekoh in 1848. Raja Brayun also opened a tin mine there.

Tin mining activities in Kajang began in an area called Reko or Rekoh, now known as Kampung Sungai Tangkas, which was the earliest district to carry out the activity compared to Kuala Lumpur.

There (Reko or Rekoh) there was a mine and the Mandailing community lived in the area. The Mandailing people led the tin mining activities and were the first community to carry out the activity around the late 1840s or early 1850s.

The history of the origin of the name Kajang is that it is said to have come from a battle between the Mandailing and Bugis ethnic communities in the area due to a misunderstanding of the meaning of 'Berkajang'. The meaning of 'Berkajang' for the Mandailing people is to lodge, while for the Bugis people, it means to stab or fight. These two communities clashed while fleeing from the civil war that occurred in Klang (1867 - 1873).

Raja Alang of the Mandailing tribe with a group of his followers migrated to Malaya. This group sailed into Malaya via Kuala Langat River. After sailing for several days, they took shelter or 'berkajang' in an area that is now called Jalan Mandailing.

Chinese and Indian immigrants moved to Kajang in the 1870s as laborers and traders.



In 1868, Towkay Chin Ah Chan was offered by Sultan Abdul Samad to open a tin mine in Bukit Arang. The Mandailing immigrants from Sumatra were pioneers in opening up forest areas in and around Kajang.

19TH CENTURY

1848

1850

1867

1868

1870

1894

The earliest commercial rubber plantation was by the Kindersley brothers at the suggestion of H.N. Ridley in 1894 at Inch Kenneth's plantation, Kajang.



1889

Kajang Hospital was first built in 1889 on 16 acres of land.



1884

The 1884 census report for Kajang Town recorded 60 residents, consisting of 19 Chinese, one Indian and 40 Sumatrans.

1883

The establishment of Hulu Langat District (Kajang) as the Centre of British administration and the formation of an administrative system in Kajang as the Centre of political and economic activities.



1875

Kajang Police Station was completed in 1875.



1897



Railway construction has begun around the Rekoh KTM Kajang Station.

1898



The Shen Sze She Yar Temple stood majestically in 1898.

1914



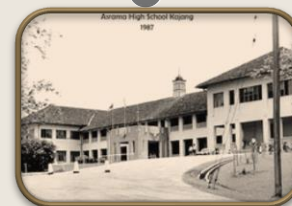
The Kajang Post Office Building is one of the colonial structures that reflects its important role as the administrative and communication Centre in Kajang. Its existence is a symbol of the early development of Kajang town Centre and the relationship between the community and the administrative system at that time.

1917



The history of the earliest person to sell Kajang Sate in Kajang town was Tasmin bin Sakiban who was a young man from Java. At first they sold satay by kandar, which was using two special baskets that were kanded, one basket for the grilling area, while the other was for the gravy and served the grilled satay.

1919



Kajang High School was established in 1919 and played an important role in the development of education in the Hulu Langat district. Its initial building was the old Government Rest House near the Kajang Police Station. The number of students at the initial stage was 70 boys and girls.

Built in 2008, the Oriental Crystal Hotel offers the perfect combination of luxury and comfort, making it an ideal choice for travelers looking for an exceptional stay.



2008

The Kajang Stadium MRT Lines, which began full operation on 16 December 2016, can provide direct access to historic areas, public facilities and iconic locations such as Kajang Stadium and Kajang Satay Haji Samuri.



2016

MKH Boulevard in Kajang Town Centre was built in 2016. Being made an Iconic Landmark in Kajang Town Centre reflects the city's rapidly developing commercial status. MKH Boulevard is a mixed development.



2016

The Kajang Town Centre Special Area Plan Study has been conducted.



2025

By 2007, the Kajang Municipal Council (MPKJ) had entered an important phase, reflecting the beginning of the modern municipal era of MPKJ, an approach to balance between economic development, environmental sustainability and the needs of the people.



2007

Metro Point Kajang was built and began operating around 2005. The commercial Centre has since become an important landmark in Kajang Town Centre, housing various business, entertainment and service activities that support the economic development of the surrounding area.



2005

Plaza Metro Kajang is a major commercial complex that has been a focus for locals and visitors since it opened in 1994. Strategically located in the heart of Kajang Town Centre, this building houses various facilities such as business spaces, restaurants and entertainment Centres.



1994

Established in 1992, Kajang Satay Haji Samsuri is one of the most famous and respected satay brands in Kajang. Based on the history of Kajang satay, most of the satay entrepreneurs that exist today come from the same lineage.



1992

The Great Wall Supermarket was once a major commercial landmark in Kajang Town Centre, located near the busy Jalan Tun Abdul Aziz area. However, it has now been replaced by the Bintang Hotel and Bintang Kajang Restaurant.



1989

Kajang Billion Market is one of the old commercial complexes that was once the main focus of residents around Kajang and the surrounding areas in the 1990s to the early 2000s.



1985

20TH CENTURY

1960



Built around 1960, Kajang Roundabout is an important structure that marks the era of Kajang's post-independence urban development. As one of the main roundabouts in the district, it has become an important hub that connects various areas in Kajang, expanding connectivity and access between residential, commercial and industrial areas.

1971



The flood occurred in the historical record of the Langat Riverbasin in January 1971, also the major flash flood disaster that hit the entire Peninsular Malaysia due to continuous heavy rain. This disaster was caused by the incessant heavy rain from the Northeast Sea Monsoon which caused the river water to rise suddenly.

1974



Kajang Stadium was built in 1974, which is a major sports Centre for football and other matches. It was also the training ground for football legends such as Arumugam, Santokh Singh, Soh Chin Aun, and Mokhtar Dahari. However, in 2010, part of this stadium was demolished and converted into a public recreation area.

1976



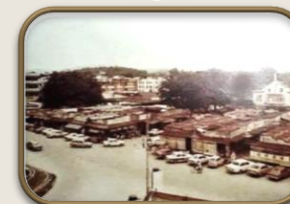
The Kajang Fire Station was built in 1976 and is a facility that plays a key role in public safety and emergency management.

1984



The Hulu Langat Branch Library of the Selangor Public Library Corporation was opened in 1984, and has become an important institution in the development of knowledge.

1984



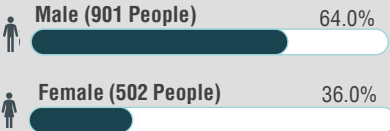
The Kajang Bazaar was built to house small traders and hawkers for urban economic activities for the local community.

02

CURRENT CONTEXT

Demographics

Gender

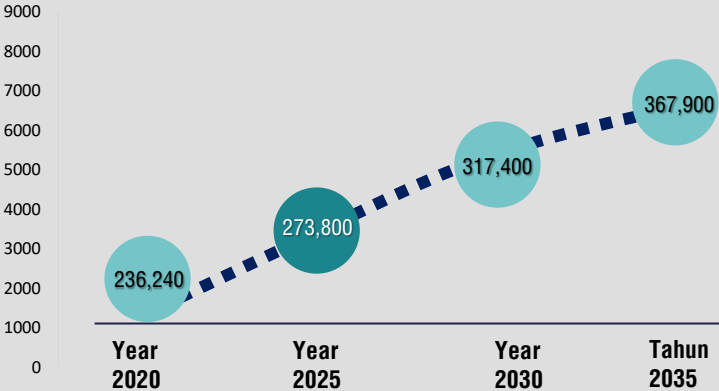


Current Population (2025)
1,403

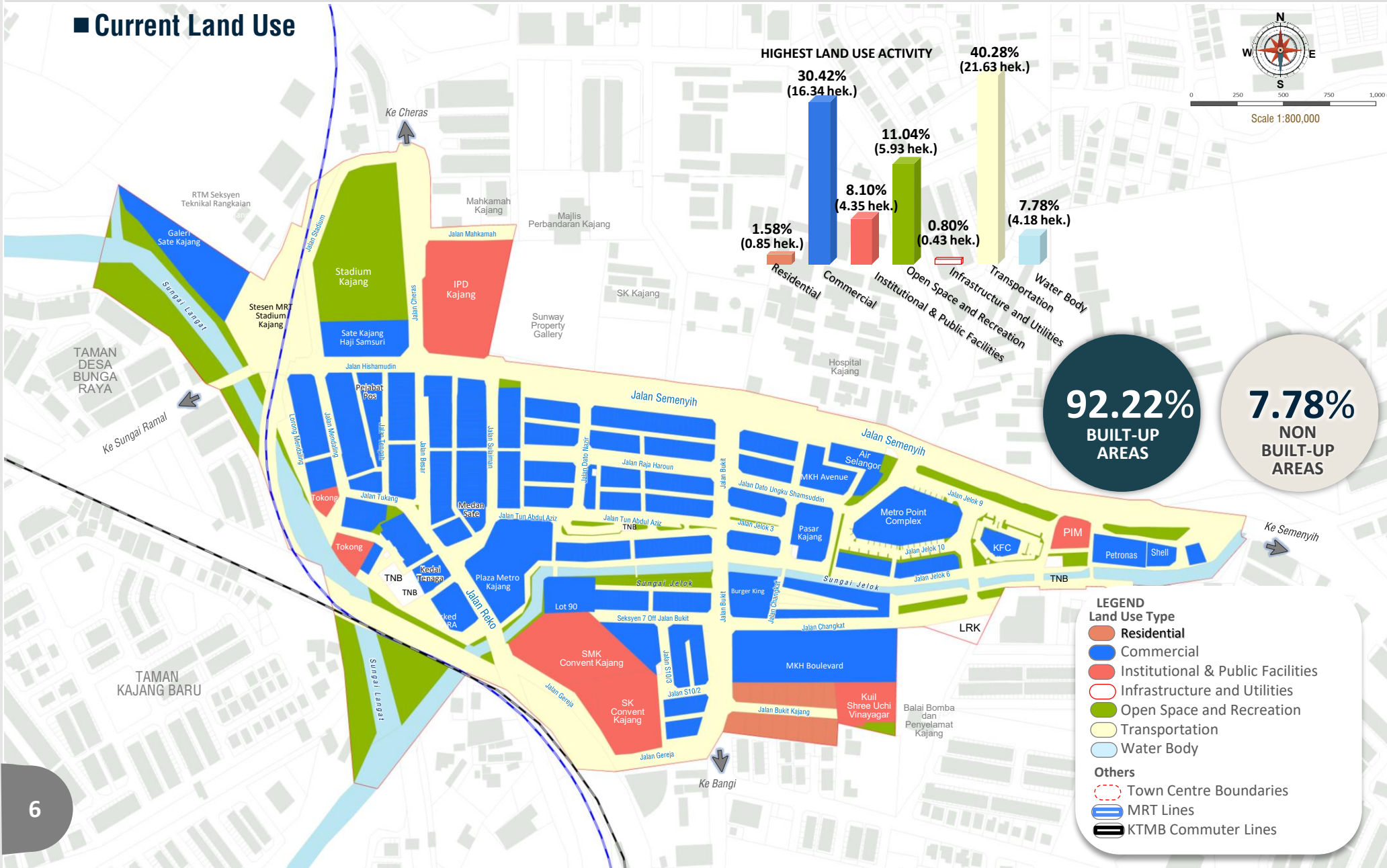
Nota: 1) The population estimates are based on the following household sizes:
2) Average household size per residential area : 3.7 people
3) Average household size for service apartments and government quarters: 3.0 people.
4) Average household size for housing worker accommodation : 3.7 people

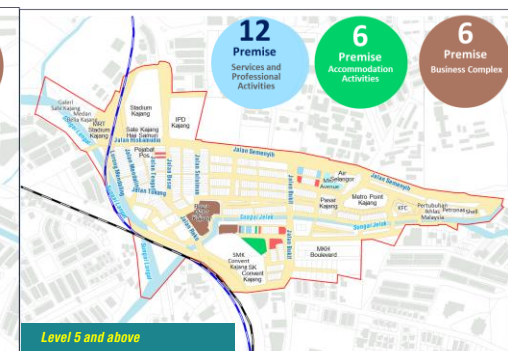
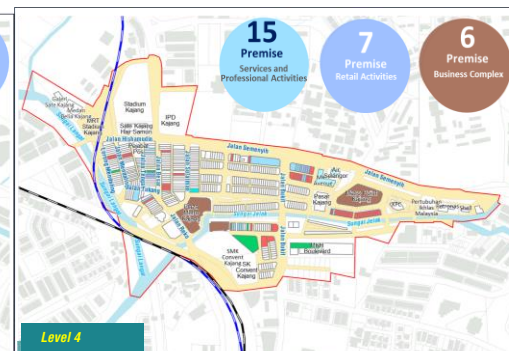
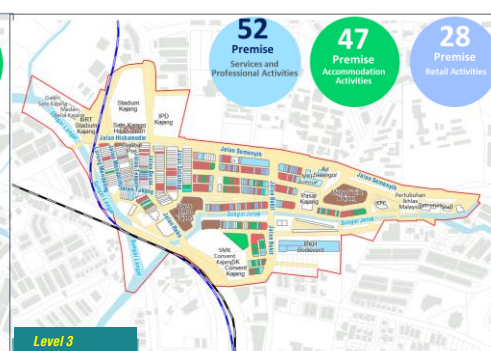
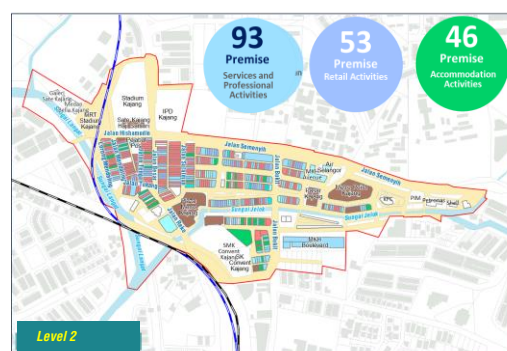
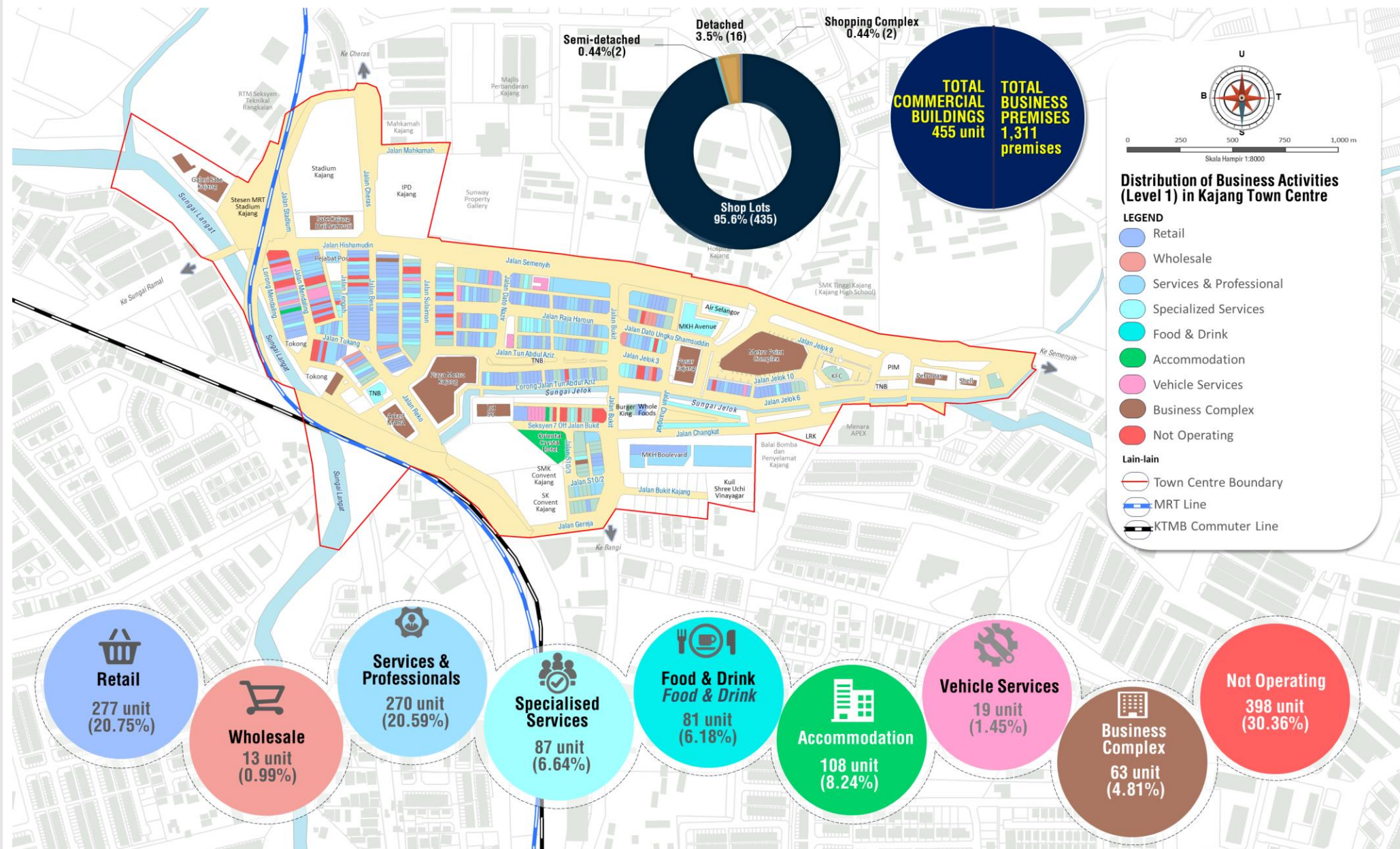
	Location	Numbers Units	Estimated Population
1.	MKH Boulevard Serviced Apartment	308	924
2.	Taman Bukit Kajang	16	59
3.	Kuarters IPD	30	90
4.	Inhabited shophouse (rented by employees)	66	330
Total		420	1,403

POPULATION GROWTH PROJECTION OF KAJANG CONSTITUENCY (Year 2020-2035)



Current Land Use





04

CURRENT CONTEXT



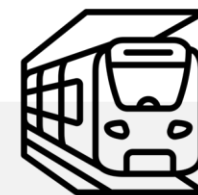
Strengthening Local Identity, Image and Character as a Heritage Town and Arts Hub



Tourism Destination for Heritage Trails and Historical, Arts, Cultural and Culinary Activities



Preservation and Conservation of Tangible (Built) and Intangible Heritage



High Level of Accessibility and Strong Public Transport Connectivity (MRT, KTM and Road Network)



Interactive Tourism Information Centre and Virtual Reality Technology



Community Participation in Local Economic Activities



Activation Of Viable New Economic Activities For Job Creation



Provision of Placemaking Spaces for Community Interaction and Recreation for the Local Community and Surrounding Residents

22 ISSUES STRATEGIC

1

Development pressure on buildings of heritage values.



2

Lack of community spaces and activities



3

Imbalanced Solid (built up area) – Void (non built-up areas) Relationship



4

Inefficient Utilisation of Land.



5

Need for the upgrading of Kajang Market.



6

Limited Presence of heritage-based commercial activities.



7

Underutilisation of Upper Floors in old/heritage valued shop houses.



8

Unclear heritage identity in Kajang Town Centre



9

Collaboration of land/building owners in heritage building conservation.



10

Need for establishing a heritage building inventory.



11

Lack of clear management for heritage building conservation



12

Weak sense of arrival and welcoming in Kajang Town Centre



13

Low Level of Cleanliness in Back Lanes



14

Lack of a Clear Sense of Place



15

Limited Tourism, Art and Cultural Activities



16

Inadequate Provision of Tourism Facilities



17

Lack of Emphasis on Heritage Elements



18

Need for a Comprehensive Traffic Management Plan



19

Traffic congestion



20

Insufficient Parking Facilities



21

Low Quality of Pedestrian Walkway



22

Absence of safe pedestrian crossing facilities



■ Study Objectives

“ To prepare a special area plan consisting of development and management plan for the urban renewal and beautification of Kajang Town Centre as a heritage city and art hub in an integrated, sustainable, smart and resilient manner. ”



■ Research Objectives

To plan and regulate land use and building development in Kajang Town Centre.



To strengthen and preserve the image of Kajang Town Centre as a Heritage Town and Arts Hub.



To efficiently improve infrastructure, utilities and public facilities.



To create Kajang Town Centre as a vibrant city with a modern lifestyle based on safe, smart, and low-carbon city.



■ Strategic Direction



1
'ENJOY KAJANG'
THROUGH HERITAGE,
CULINARY AND ART



2
OPENING UP
OPPORTUNITIES AND
NEW DIMENSIONS OF
DEVELOPMENT



3
SUSTAINABLE AND
PREPARED FOR THE
FUTURE



4
CITY CONNECTIONS



5
SAFE AND
DISASTER-FREE
CITY

1 'ENJOY KAJANG' THROUGH HERITAGE, CULINARY AND ART

- Preservation of local heritage.
- Culinary destination – traditional Hulu Langat food.
- Arts hub (visual and performing).
- Tourism attractions and facilities.
- Increasing promotion.

The development theme 'Enjoy Kajang' through heritage, culinary and art aims to strengthen local identity and make Kajang Town Centre an attractive, competitive and livable cultural tourism destination.

1. Local Heritage Preservation.
2. Culinary destination – traditional Hulu Langat food.
3. Arts hub (visual and performing).
4. Tourism attractions and facilities.
5. Increasing promotion.

4 CITY CONNECTIONS

- Traffic management and parking lot.
- Comprehensive pedestrian network.
- Public transportation.

This direction focuses on improving accessibility, land use integration and urban mobility. Kajang has the potential to become a city that is physically, socially and economically interconnected (inter and intra city), with the public transport system as a key driver for sustainable development.

1. Traffic management and TLK (Parking).
2. Comprehensive pedestrian network.
3. Public transportation.

2 OPENING UP OPPORTUNITIES AND NEW DIMENSIONS OF DEVELOPMENT

- Structuring of old (west) and new (east) business zone activities.
- Adaptive reuse of heritage buildings and new infill development.

This direction emphasizes the need to harness the potential of existing areas and reactivate urban spaces. Through strategic approaches such as structuring Business Zone activities, and adapting buildings of heritage significance. Kajang Town Centre is able to open up new dimensions of development that are more inclusive, sustainable and high value.

1. Structuring old and new business zone activities.
2. Adaptive reuse of heritage buildings and new infill development.

5 SAFE AND DISASTER-FREE CITY

- Managing flood risk.
- Safe urban environment.
- Jelok Rivers and Langat Rivers are free from water pollution.

This direction emphasizes the need to create a city that is safe to live in, resilient to flood risks and free from the threat of environmental pollution. Kajang needs to be equipped with protection systems, sustainable infrastructure and proactive environmental controls to ensure the long-term safety of residents and city users.

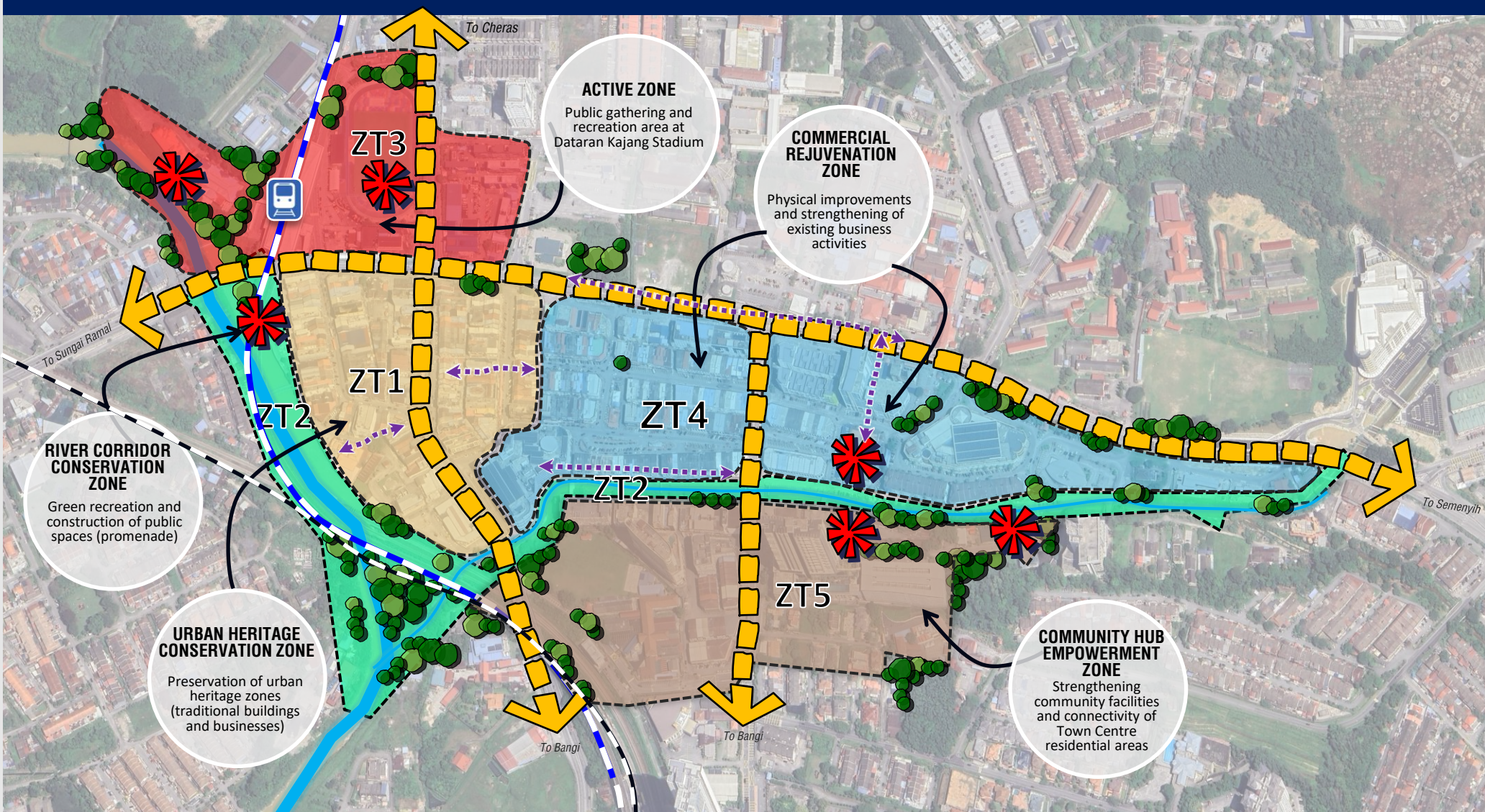
1. Addressing flood risks.
2. A safe urban environment.

3 SUSTAINABLE AND PREPARED FOR THE FUTURE

- Preserve and increase green spaces and ecological corridors.
- Prioritize sustainability aspects in urban infrastructure management and services.

This direction emphasizes the need to create a city that is resilient, functions sustainably and is able to adapt to future challenges. Kajang Town Centre needs to strengthen environmental and infrastructure aspects through a sustainable and inclusive approach to ensure long-term well-being for future generations.

1. Preserve and increase green spaces and ecological corridors.
2. Prioritize sustainability aspects in urban infrastructure management and services.
3. Strengthen social networks and community engagement.



Transformative Action Zone Concept in Kajang Town Centre

ZT1 Urban Heritage Conservation Zone
Conservation of old town areas that have heritage values, whether tangible or intangible.

ZT2 River Corridor Conservation Zone
The beautification of urban green corridors will be able to connect various open spaces within the city such as recreational areas, walkways, riverbanks and parks.

ZT3 Active Zone
Carrying out strengthening actions in focus areas such as Kajang Stadium to improve its services and function as the main recreation Centre for local residents.

ZT4 Commercial Rejuvenation Zone
Strengthening and improving existing business areas to remain relevant and competitive, both in terms of the physical environment and new attractions to maximize the economic potential of the area.

ZT5 Community Hub Empowerment Zone
The Southern Area is a mixed area that features a variety of key urban functions. This zone can strengthen the city's identity and enhance the well-being of local residents.

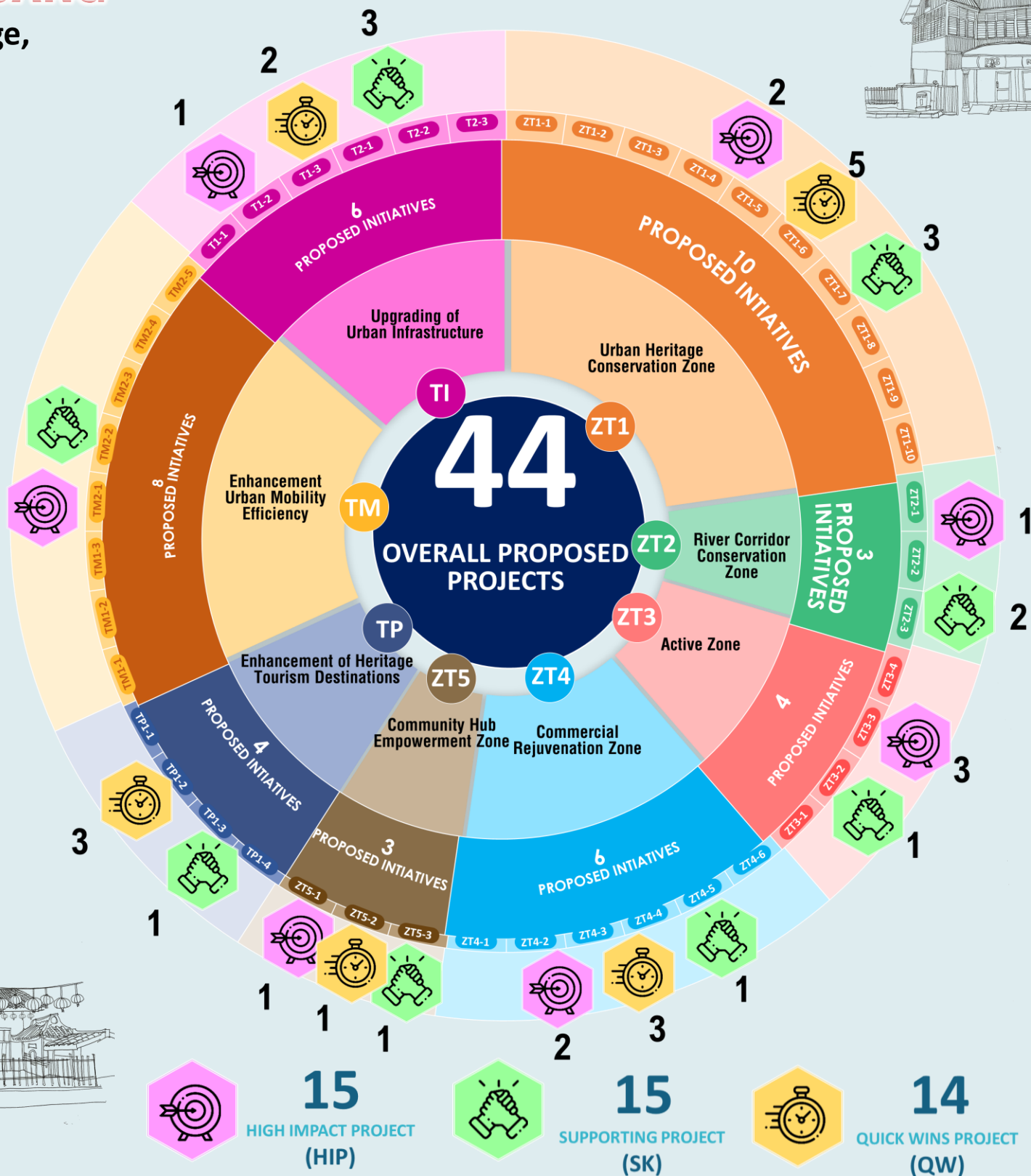
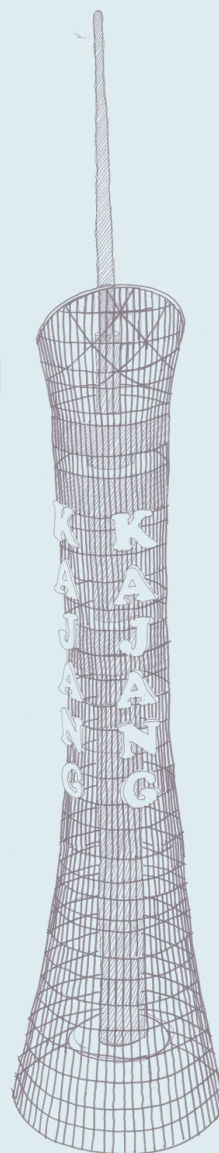
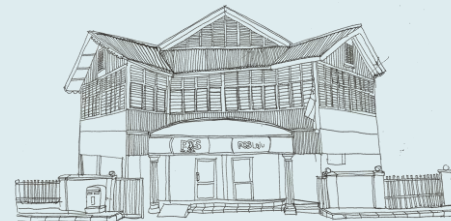
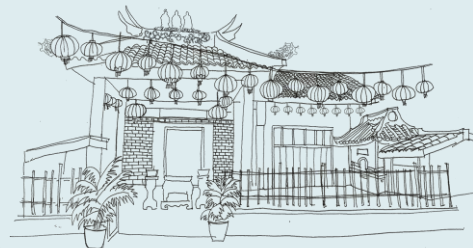
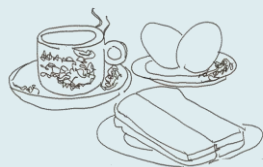
Strengthening Connectivity
Improving back alleys through beautiful landscaping and installing mural art in public spaces with the aim of increasing connectivity and beautifying the area.

Main Route Alignment
Ensure that the main communication and circulation system that is the axis of Kajang's economic activities moves smoothly and is connected to internal and external access to the Town Centre.

Upgrade & Redevelopment
Location of existing development sites that have the potential to be upgraded or redeveloped for better infill and become a focal point in Kajang Town Centre.

'ENJOY KAJANG'

Through Heritage,
Cuisine and Art



44

OVERALL
PROPOSED
PROJECTS

14

QUICK
WINS
PROJECT

QW

15

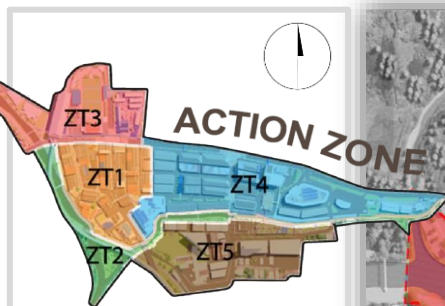
SUPPORTING
PROJECT

SK

15

HIGH IMPACT
PROJECT

HIP



	QW	HIP	SK	
ZT1	5	2	3	10

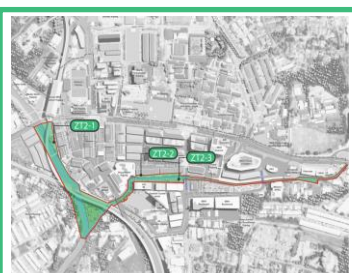


ZT1 Urban Heritage Conservation Zone

- ZT1-1** Proposed Conservation of Heritage Significant Buildings
- ZT1-2** Proposed Facade Repainting of Urban Heritage Shophouses
- ZT1-3** Proposed Beautification of Heritage Shophouse Five-Foot Ways
- ZT1-4** Proposed Upgrading of Pavements and Pedestrian Crossings in Kajang Heritage Zone
- ZT1-5** Proposed Upgrading of Medan Sate Jalan Sulaiman (Anjung Sate)
- ZT1-6** Proposed Upgrading of Medan Selera Lorong Mendaling
- ZT1-7** Proposed Beautification of Side Lanes and Murals
- ZT1-8** Proposed Pocket Park in Kajang Town Centre
- ZT1-9** Proposed Kajang Urban Heritage Awareness Workshop
- ZT1-10** Proposed Adaptive Reuse of Shophouses



	QW	HIP	SK	
ZT2	-	1	2	3



ZT2 River Corridor Conservation Zone

- ZT2-1** Proposed Laman Mendaling
- ZT2-2** Proposed Greening of Back Lane at Jalan Tun Abdul Aziz
- ZT2-3** Proposed Upgrading of Sungai Jelok Riverside Park



	QW	HIP	SK	
ZT3	-	3	1	4

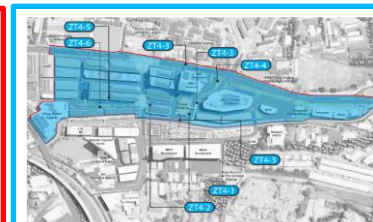


ZT3 Active Zone

- ZT3-1** Proposed Enhancement of Dataran Stadium Kajang
- ZT3-2** Proposed Enhancement of Medan Belia Kajang
- ZT3-3** Proposed Beautification of Western Entrance
- ZT3-4** Proposed Pedestrian Walkway from Kajang MRT Station to IPD Kajang



	QW	HIP	SK	
ZT4	3	2	1	6



ZT4 Commercial Rejuvenation Zone

- ZT4-1** Proposed Upgrading of Kajang Market
- ZT4-2** Proposed Kajang Food Truck
- ZT4-3** Proposed Pedestrian Walkway From IPD Kajang To Kajang Community and Arts Hub
- ZT4-4** Proposed Entry Statement (Eastbound)
- ZT4-5** Proposed Beautification of Middle Lane
- ZT4-6** Proposed Pocket Park at Jalan Tun Abdul Aziz



	QW	HIP	SK	
ZT5	1	1	1	3

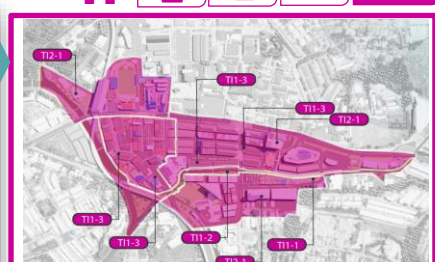


ZT5 Community Hub Empowerment Zone

- ZT5-1** Proposed Kajang Community and Arts Hub
- ZT5-2** Proposed Laman Changkat
- ZT5-3** Proposed Conservation of Heritage Significant Buildings



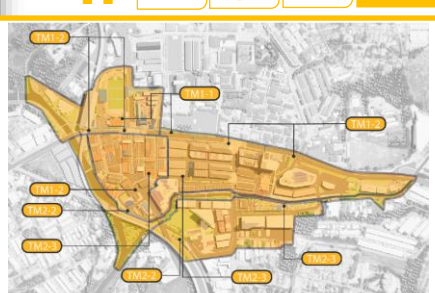
	QW	HIP	SK	
TI	2	1	3	6



TI Upgrading of Urban Infrastructure

- Strengthening Drainage and Drainage Systems**
 - TI1-1** Proposed Construction of Underground Detention Pond
 - TI1-2** Proposed Installation of Gross Pollutant Traps
 - TI1-3** Proposed Upgrading of Existing Drainage
- Strengthening Telecommunications, Sewerage and Water Supply Systems**
 - TI2-1** Proposed Upgrading of Telecommunication Tower
 - TI2-2** Proposed Upgrading of Conventional Septic Tanks to Connected Sewerage System
 - TI2-3** Proposed Replacement of Asbestos Cement (AC) Pipes

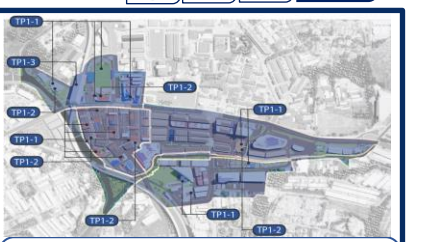
	QW	HIP	SK	
TI	-	5	3	8



TM Enhancement of Urban Mobility Efficiency

- Traffic Management and Urban Management**
 - TM1-1** Proposed Improvement of Road Circulation
 - TM1-2** Proposed Upgrading of Intersections and Roads
 - TM1-3** Proposed Road Management in Kajang Town Centre
- Strengthening Public Transportation Services, Parking and Pedestrian Paths**
 - TM2-1** Proposed Expansion of Demand Responsive Transit (DRT) Coverage Through Additional DRT Stop Locations
 - TM2-2** Proposed Improvement of Taxi Services in Kajang Town Centre
 - TM2-3** Proposed Parking Management for Kajang Town Centre
 - TM2-4** Proposed Improvement of Existing Parking Management in Kajang Town Centre
 - TM2-5** Proposed Pedestrian Walkway Network

	QW	HIP	SK	
TP	3	-	1	4



TP Enhancement Of Heritage Tourism Destinations

- TP1-1** Proposed Kajang Town Centre Heritage Trail
- TP1-2** Proposed Traditional Food and Craft Trail
- TP1-3** Proposed Tourism Program
- TP1-4** Proposed Kajang Tourism Souvenir

ZT1-1 Proposed Conservation of Heritage Significant Buildings

HIP

PROPOSED COMPONENTS

1. Maintain and preserve heritage buildings in Action Zone 1.
2. Place markings on buildings of heritage importance.
3. Obtain recognition for buildings of heritage importance as local heritage (MPKj) or state heritage (PADAT).

PROPOSED HERITAGE BUILDING CATEGORY

Category	Criteria	Kajang Town Centre (ZT1)
Category I Heritage Building	i. Buildings, structures or monuments that have high heritage value, whether social, cultural or architectural value, which have been gazetted as National Heritage or Heritage buildings under the provisions of the National Heritage Act 2005 (Act 645).	-None
	ii. Buildings, structures or monuments that have high heritage value, whether social, cultural or architectural value, which have the potential to be gazetted as National Heritage or Heritage buildings under the provisions of the National Heritage Act 2005 (Act 645).	
	iii. Buildings, structures or monuments that still have high authenticity.	
Category II A Heritage Building	i. Buildings, structures or monuments that have high heritage value, whether social, cultural or architectural in their own right.	1. Old Post Office Kajang 2. Shen She Yar Temple 3. Kedai Tenaga
	ii. Buildings, structures or monuments that still retain a high degree of authenticity.	



W1 Kajang Post Office (1914)



W2 Shen Sze She Yar Temple (1898)



W3 National Electricity Board Building (Kedai Tenaga)

10

PROPOSED
INITIATIVES
PROJECTS

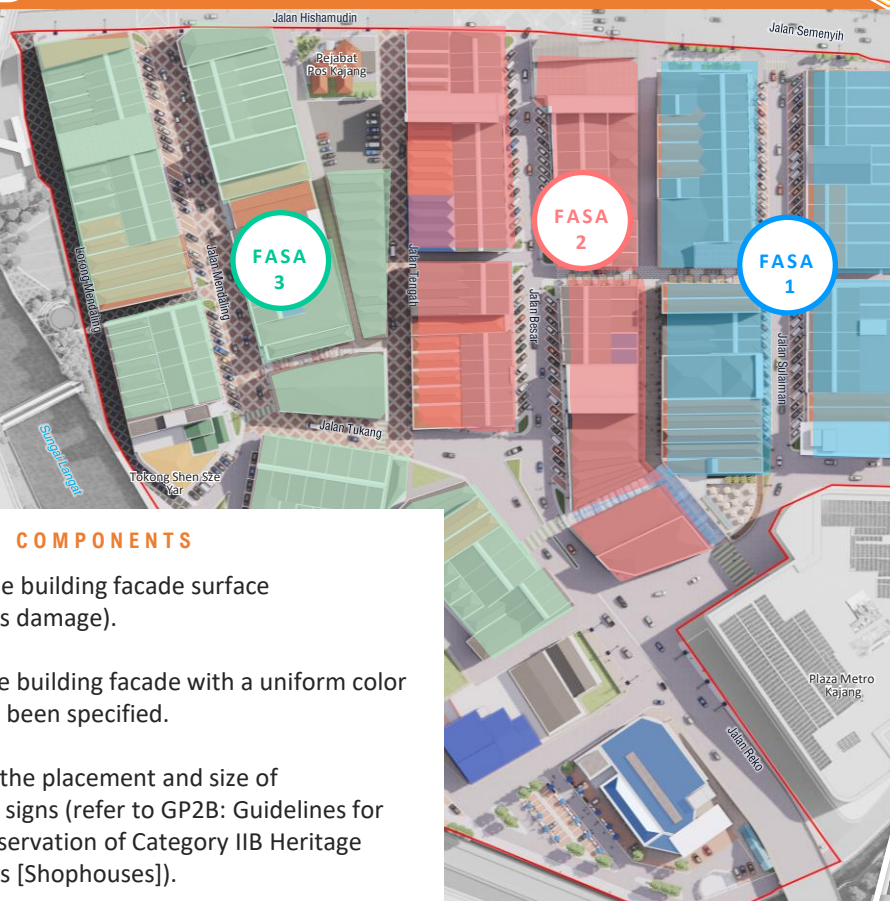
5
QW

2
HIP

3
SK

ZT1-2 Proposed Facade Repainting of Urban Heritage Shophouses

QW



PROPOSED COMPONENTS

1. Repair the building facade surface (if there is damage).
2. Paint the building facade with a uniform color that has been specified.
3. Control the placement and size of uniform signs (refer to GP2B: Guidelines for the Conservation of Category IIB Heritage Buildings [Shophouses]).

An example of uniformity in building color in Jalan Sulaiman

Proposed uniform color of buildings on Jalan Besar

ZT1-3 Proposed Beautification of Heritage Shophouse Five-Foot Ways

SK



BEFORE



AFTER

PROPOSED COMPONENTS

1. Repaint the sidewalk with attractive colors.
2. Using patterned decorative tiles on the sidewalk surface creates a neat and clean atmosphere.
3. Ensure that sidewalks do not have large objects that obstruct pedestrian movement or objects that are distracting.
4. Matching Grants will be given to shop owners who wish to beautify shophouse sidewalks within heritage zones.

No. of Shops Involved	Street
No 3	Jalan Tengah
No 4	Jalan Tengah
No 5	Jalan Tengah
No 6	Jalan Tengah
No 7	Jalan Tengah
No 8	Jalan Tengah
No 9	Jalan Tengah
No 10	Jalan Tengah
No 11	Jalan Tengah
No 12	Jalan Tengah



ZT1-4 Proposed Upgrading of Pavements and Pedestrian Crossings in Kajang Heritage Zone

HIP

PROPOSED COMPONENTS

1. Use of concrete imprint and bright colors.
2. Concrete imprint with woven motifs.
3. Implementing smart elements.
4. Providing pedestrian crossings.
5. Upgrading support Infrastructure.

Proposed Paving of Roads and Pedestrian Crossings in Kajang Heritage Zone

ZT1-5 Proposed Upgrading of Medan Sate Jalan Sulaiman (Anjung Sate)

SK

Upgrading of building roof

AFTER

BEFORE

PROPOSED COMPONENTS

1. Rearrange the dining room layout.
2. Develop additional spaces and activities.
3. Supporting the economy and strengthening local promotion.
4. Improve safety and lighting features.
5. Improving public facilities.

Selamat Datang

Dining area

Kajang mini information centre

The ground floor exterior is covered

Medan Sate Jalan Sulaiman (Anjung Sate)

Proposed Upgrading of Jalan Sulaiman Satay Court (Anjung Sate)

ZT1-6 Proposed Upgrading of Medan Selera Lorong Mendaling**SK****PROPOSED COMPONENTS**

1. Upgrading 10 food stall lots to be neat, organized and according to type.
2. Providing a spacious dining area with ergonomic tables and chairs suitable for families and large groups.
3. Building a disabled-friendly pedestrian walkway complete with wheelchair access and universal design directional signs.
4. Installing LED/solar lighting with local decorative elements for a more attractive night atmosphere.
5. Building an iconic roof structure that reflects the identity of Kajang city.
6. Installing traditional patterned shading devices for comfort and added aesthetic value.
7. Installing planting boxes around public toilets.



Proposed Upgrading of Medan Selera Lorong Mendaling

**AFTER****BEFORE**

ZT1-7 Proposed Beautification of Side Lanes and Murals

PROPOSED COMPONENTS

1. Jalan Mendaling – Jalan Tengah, 37 metres long on the heritage and culture themed wall.
2. Lorong Jalan Sulaiman – Jalan Besar, 70 metres long on the side wall of the building will be provided with historical and heritage themed murals.
3. Arked MARA, 108 metres long on the wall will be placed with culinary and heritage themed murals.
4. Kajang Dulu-dulu 2, 152 metres long on the back alley of the shophouse. This mural will be connected from Kajang dulu-dulu.
5. For urban furniture, it is proposed to collaborate with the MPKJ and also the Kajang Prison.

QW

AFTER



LEGEND

Existing Murals

Proposed Murals

AFTER

Modern Art Mural in Lorong Jalan Sulaiman

AFTER

The placement of murals at the tunnel near Arked MARA

AFTER

AFTER

ZT1-8 Proposed Pocket Park in Kajang Town Centre

QW

1. Provide interlocking paves walkways with a path design inspired by the flow of the Langat River.
2. Provide mini plazas and abstract sculptures of white cempaka flowers.
3. Provide spaces to rest and interact.
4. Provide soft landscaping, ornamental gardens and green buffers.
5. Provide landscape lighting such as uplights and bollard lights.
6. Provide Kajang identity interpretation boards.

A Proposed Pocket Park at Jalan Tukang – Lorong Mendaling



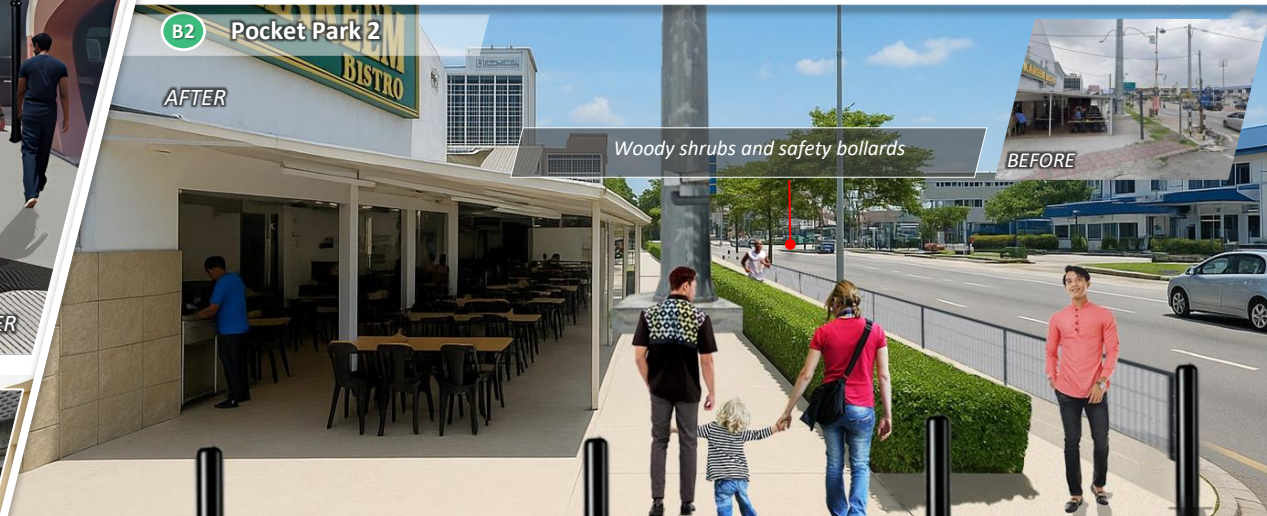
B1 Pocket Park 1

Proposed Pocket Park at Jalan Semenyih



B2 Pocket Park 2

AFTER



B3 Pocket Park 3

AFTER



ZT1-9

Proposed Kajang Urban Heritage Awareness Workshop

QW

Workshop Program	Details/ Description	Impact of Proposal
Target participants	<ul style="list-style-type: none">Heritage shophouse owners and tenants.Local communities and associations.School and IPT students.Government agencies and MPKj.	Increase the participation of various parties in historic town preservation efforts.
Workshop Content / Activities	<ul style="list-style-type: none">Briefing on the history and architectural style of Kajang shophouses.Sharing session on conservation techniques and design guidelines.Field visit and group discussion.Review and reference to conservation guidelines and best practices for conservation projects.	Provide technical and visual reference materials for local owners and policymakers.
Location of the implementation	Kajang heritage core areas. (example: Lorong Mendaling / Laman Kajang / Dewan MPKj).	Encourage direct interaction between participants with the real heritage environment.



ZT1-10

Proposed Adaptive Reuse of Shophouses

QW

PROPOSED COMPONENTS

1. Ensure that the building structure is strong and safe, and carry out building conservation works as required without affecting the heritage values of the building.
2. Reuse empty shop floors for appropriate uses such as studio-style residences, office homes (SOHO), and accommodation Centres.
3. Provide basic facilities such as water and electricity supply without affecting the physical and aesthetic of the building.
4. Ensure that the adaptation of building reuse is carried out according to established guidelines.
5. Implement green building features such as energy-efficient lighting, ventilation and natural lighting, and water conservation.



Examples of Adaptive Reuse:
Transforming Heritage Shophouses
into Modern Residential Dwellings in
Singapore

An example of Adaptive Reuse of
Heritage Shophouses as Office and
Multi-purpose Spaces at The
Bendahari, Melaka



Existing shophouses which are still in good condition but are vacant are suitable for adaptive reuse as residential units or accommodations.



ZT2

RIVER CORRIDOR CONSERVATION ZONE



ZT2-1 Proposed Laman Mendaling

HIP

PROPOSED COMPONENTS

1. Provide garden furniture such as benches, decorative lights and public art elements for the city's identity.
2. Install lighting systems and smart CCTV elements to create a bright, safe and attractive atmosphere at night.
3. Build pavement using durable materials such as concrete imprint or paver stone in Lorong Mendaling.
4. Provide additional structures such as information and direction signs, safety fences, ramps and crossings as needed.
5. Plant erosion control plants in the riverbank area to strengthen the riverbank structure.



Murraya paniculata



Vernonia elliptica



Melastoma malabathricum



Schefflera arboricola



Cratoxylum cochinchinensis



Michelia champaca



Melaleuca cajuputi



Syzigium campanulatum



Illustration of Laman Mendaling proposed at Lorong Mendaling and Langat riverside

3
PROPOSED
INITIATIVES
PROJECTS

1
HIP

2
SK

ZT2-2 Proposed Greening of Back Lane at Jalan Tun Abdul Aziz

SK

PROPOSED COMPONENTS

1. Construct a 200m long raised platform walkway structure using durable materials such as steel and concrete according to design specifications.
2. Install a lighting system to create a bright, safe and attractive atmosphere at night.
3. Provide additional structures such as information and directional signs, safety fences, ramps, and crossings as needed.

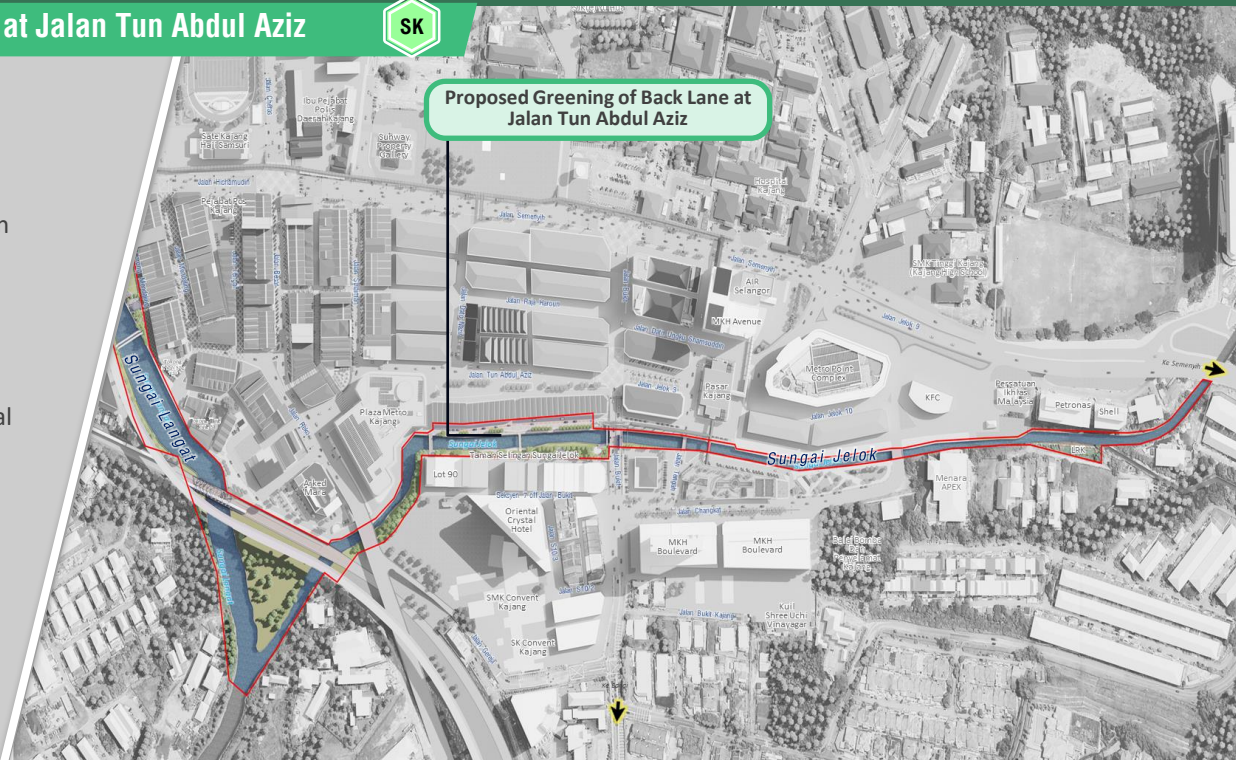
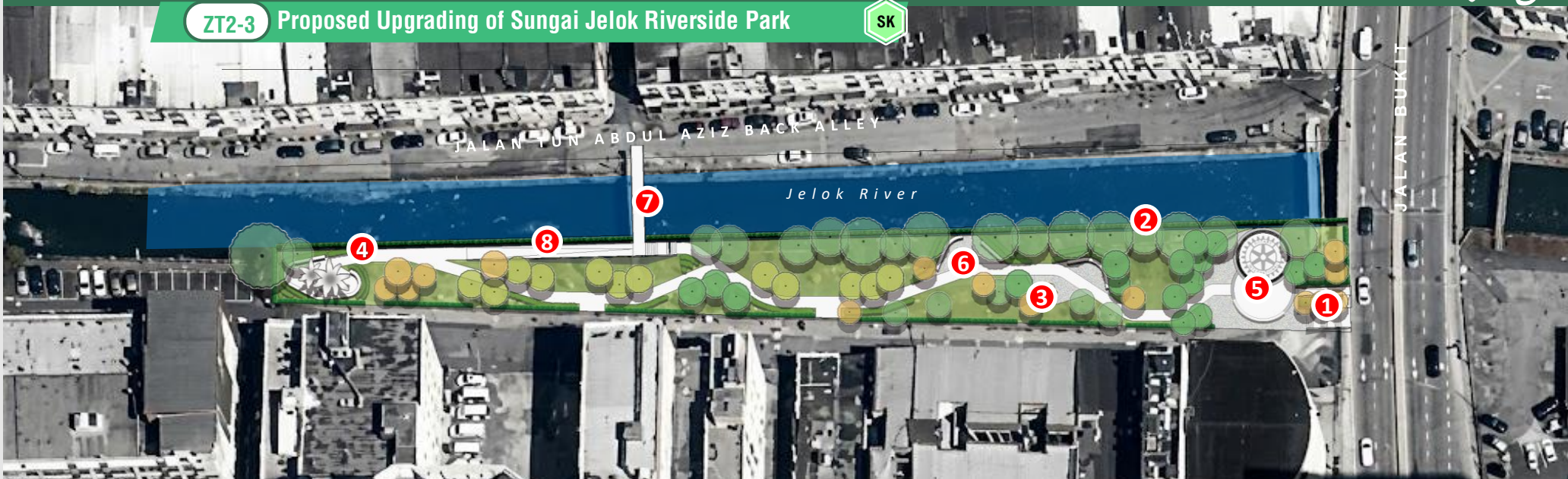


Illustration of back lane greenings and pedestrian deck at Jalan Tun Abdul Aziz.

ZT2-3 Proposed Upgrading of Sungai Jelok Riverside Park

SK



LEGEND

- 1 Access Ramp and Stairs from Jalan Bukit
- 2 Planter Box Integrated with Flood Retaining Wall
- 3 Sculpture
- 4 Cempaka Flower Sculpture
- 5 Main Stage and Plaza
- 6 Mini Plaza
- 7 Proposed Improvement of Sg. Jelok Bridge
- 8 Proposed Access Ramp



ZT3-1 Proposed Enhancement of Dataran Stadium Kajang

HIP

PROPOSED COMPONENTS

1. Creating an iconic tower as a landmark of Kajang Town Centre.
2. Providing the main stage of Dataran Kajang.
3. Providing a public surau.
4. Building a VVIP Grandstand and an elevated walkway from MPKj to Dataran Stadium.
5. Building a Dry-Fountain area.
6. Building an open-air food area (Alfresco).
7. Upgrading the open Grandstand.
8. Upgrading the entrance plaza, vehicle parking and bicycle storage area.
9. Upgrading the children's play area.
10. Upgrading the event area (multi-purpose main field).
11. Upgrading the senior citizen gymnasium and reflexology area.
12. Adding soft landscape elements.
13. Adding urban furniture elements such as seating, signage and lighting.



4
PROPOSED
INITIATIVES
PROJECTS

3
HIP

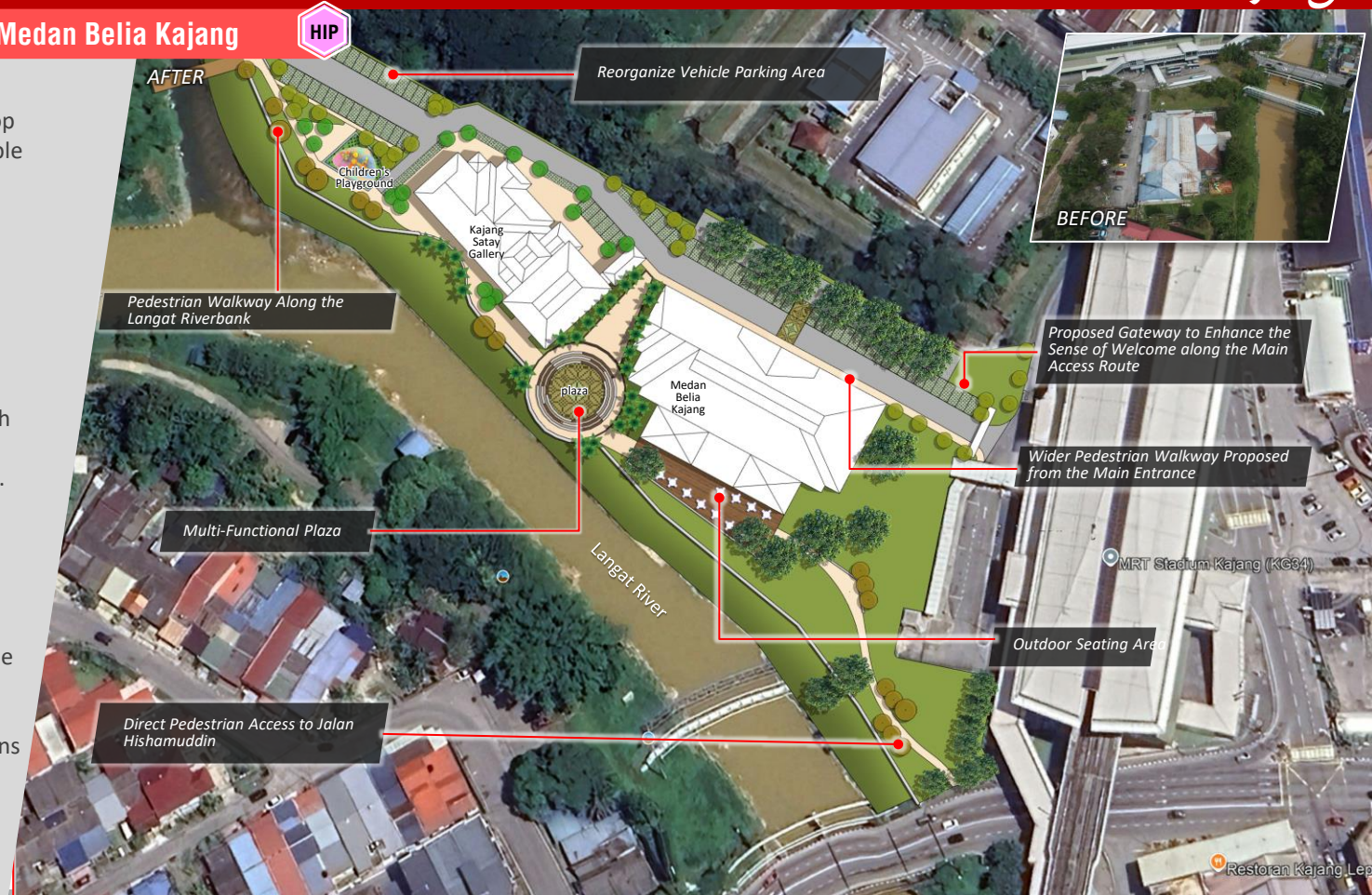
1
SK

ZT3-2 Proposed Enhancement of Medan Belia Kajang

HIP

PROPOSED COMPONENTS

1. Upgrade the space and decoration of the shop with a modern contemporary concept, suitable for the tastes of the youth.
2. Provide youth activity spaces (such as performance stages and casual discussion corners).
3. Provide an open-air dining area (alfresco).
4. Add decorative landscape components (youth playgrounds) that are flood-resistant and riverbank planting strips to resist soil erosion.
5. Upgrade furniture with modern designs and water-resistant materials as well as flexible seating that can be moved or combined.
6. Provide lighting such as LED lights, urban-style neon signs that are waterproof.
7. Provide digital facilities (wi-fi, charging stations and USB sockets).



ZT3-3 Proposed Beautification of Western Entrance

SK

PROPOSED COMPONENTS

1. Plant ornamental trees and shade plants in the shoulder and roadside areas to increase the aesthetic value of the main entrance.
2. Install landscape lighting systems and electrical facilities to create a bright, safe and attractive atmosphere at night.



ZT3-4 Proposed Pedestrian Walkway from Kajang MRT Station to IPD Kajang

HIP

PROPOSED COMPONENTS

1. Carry out cleaning, land leveling, and site preparation work to ensure the construction area is safe and suitable.
2. Construct a 220m long elevated pedestrian walkway structure using durable materials such as steel and concrete according to design specifications.
3. Install a lighting system to create a bright, safe and attractive atmosphere at night.
4. Provide additional structures such as information and direction signs, safety fences, ramps and crossings as needed.

Aerial view of the proposed elevated pedestrian walkway from Mrt Station to Kajang District Police Headquarters



An illustration of the proposed pedestrian walkway from MRT Station to Kajang District Police Headquarters which shall improve the level of accessibility for pedestrians in Kajang Town Centre



Illustration of the proposed pedestrian walkway from the Mrt Station to IPD Kajang across Jalan Cheras

ZT4

COMMERCIAL REJUVENATION ZONE

ZT4-1 Proposed Upgrading of Kajang Market**PROPOSED COMPONENTS**

1. Reorganize the layout of the shop lots at Kajang Market.
2. Build a modern facade structure with a design featuring white cempaka flowers as the main identity of Kajang Market.
3. Apply user-friendly universal design principles, including disabled access facilities, clear pedestrian paths, and universal directional signs.
4. Increase bright lighting to support night activities.
5. Improve the electricity supply, drainage, and basic utility systems to support market operations more efficiently and safely.
6. Provide adequate parking for cars and motorcycles, equipped with lighting and security controls.
7. Upgrade the drainage system at Kajang Market.



BEFORE

HIP AFTER

Upgrading of Kajang Market building



View of the Kajang Market building facade development

ZT4-2 Proposed Kajang Food Truck

QW

PROPOSED COMPONENTS

1. Parking space rental for food trucks.
2. Dining room facilities such as dining tables and chairs.
3. Comprehensive lighting system in the food truck site area.



Proposed Food Truck at Jalan Jelok 3



BEFORE

Examples of food trucks that can be suggested for the Proposed Kajang Food Truck in Kajang City



AFTER

Illustration of the proposed Food Truck at Jalan Jelok 3

6
PROPOSED
INITIATIVES
PROJECTS3
QW2
HIP1
SK

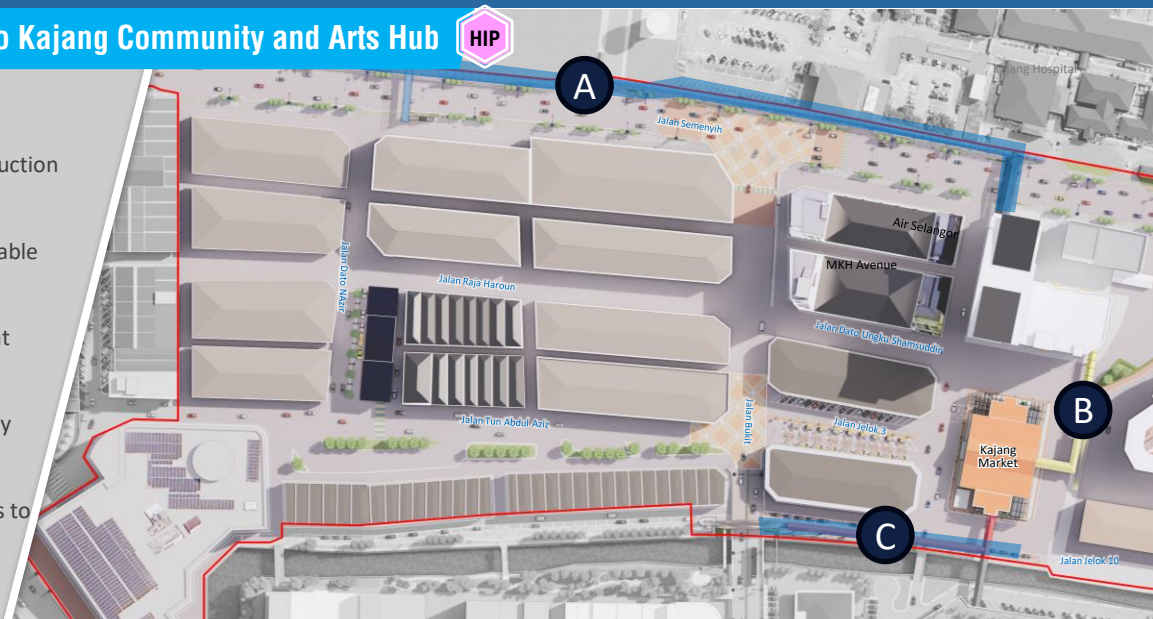
ZT4-3

Proposed Pedestrian Walkway From IPD Kajang To Kajang Community and Arts Hub

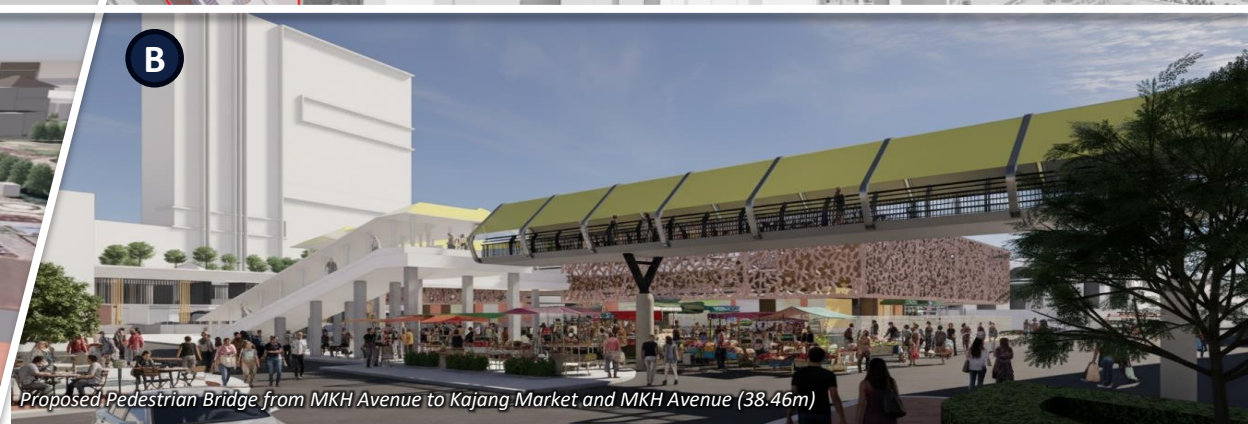
HIP

PROPOSED COMPONENTS

1. Carrying out clearing, leveling and site preparation works to ensure the construction area is safe and suitable.
2. Constructing a 705.97m long elevated pedestrian walkway structure using durable materials such as steel and concrete according to design specifications.
3. Installing a lighting system to create a bright, safe and attractive atmosphere at night.
4. Providing additional structures such as information and directional signs, safety fences, ramps and crossings as required.
5. Planting ornamental trees and shade plants in the shoulder and roadside areas to enhance the aesthetic value of the main entrance.



Proposed Pedestrian Bridge from IPD Kajang to Hospital Kajang and MKH Avenue (475m)



Proposed Pedestrian Bridge from MKH Avenue to Kajang Market and MKH Avenue (38.46m)



Proposed Pedestrian Bridge from Kajang Market - Kajang Community Hub - Tun Abdul Aziz Street backlane (192.51m)



Illustration of the proposed Iconic Kajang City Footbridge which will serve as a link for pedestrians from Lorong Tun Abdul Aziz to Kajang Market



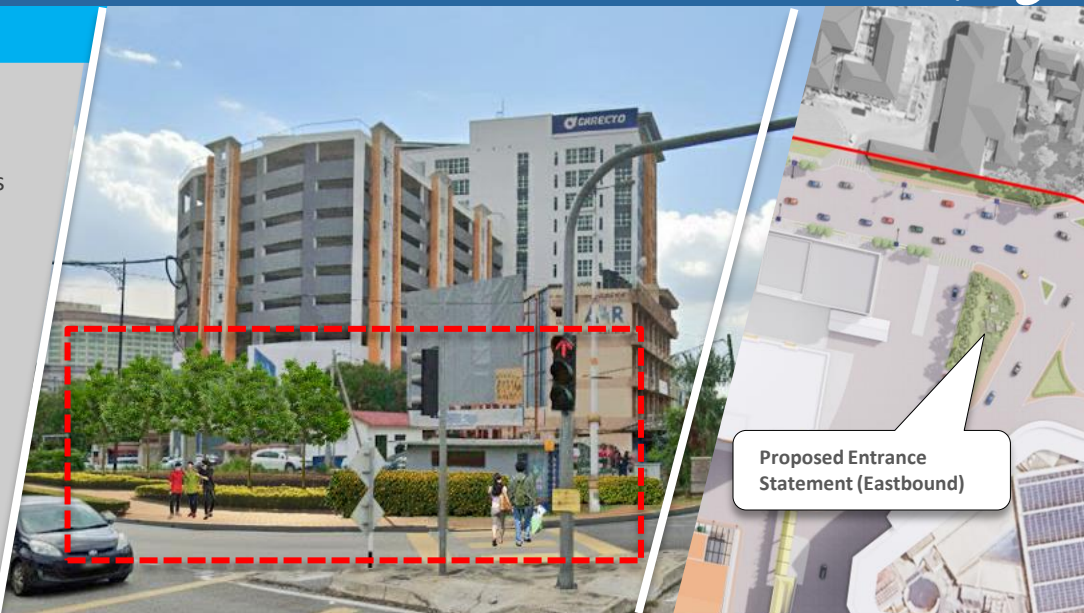
Proposed Kajang Town Centre Iconic Bridge From Kajang Hospital To MKH Avenue

ZT4-4 Proposed Entry Statement (Eastbound)

QW

PROPOSED COMPONENTS

1. Plant ornamental trees and shade plants in the roadside and roadside areas to enhance the aesthetic value of the main entrance.
2. Install landscape lighting systems and electrical facilities to create a bright, safe and attractive atmosphere at night.
3. Provide additional structures such as information and directional signs, security fences as needed.

**ZT4-5 Proposed Beautification of Middle Lane**

QW

PROPOSED COMPONENTS

1. Painting the walls along the side lane of Jalan Tun Abdul Aziz-Jalan Raja Haroun, 72 metres long.
2. Flora themed Mural Art.
3. Installing lighting systems and smart CCTV elements to create a bright, safe and attractive atmosphere at night.
4. Paving the road using concrete imprints 72 metres long.

ZT4-6 Proposed Pocket Park at Jalan Tun Abdul Aziz

SK

PROPOSED COMPONENTS

1. Planting shade trees and medium and large ornamental trees to form the landscape identity of the area.
2. Providing garden furniture such as benches, decorative lights and public art elements for the city's identity.
3. Installing lighting systems and smart cctv elements to create a bright, safe and attractive atmosphere at night.
4. Placing sculptures or art structures that reflect local identity.
5. Building pavements using durable materials such as interlocking or paver stone in plaza areas and pedestrian walkways.

1
Planting shade trees to reduce the 'Urban Heat Island' effect and create a cooler and more comfortable environment.

2
Provision of garden furniture such as benches, decorative lights and public art elements for the city's identity

3
Maintained parking area

4
Renovated pedestrian area



ZT5-1 Proposed Kajang Community and Arts Hub

HIP

PROPOSED COMPONENTS

1. Renewing the land lease (currently expired).
2. Providing diverse business spaces including gastronomic entrepreneurship featuring a variety of local and traditional foods to revive the food court atmosphere.
3. Creating community activity centres such as sports courts and event spaces that can be used for various social, cultural and recreational programs for the local community.
4. Providing landscaping and maintaining a river reserve (5 metres wide).
5. Providing adequate parking spaces.
6. Improving lighting in development areas.



Concept Plan and Key Components of the Proposed Kajang Community and Arts Hub

- | | | |
|-------------------------------|--------------------------------------|---------------------------------------|
| 1 Rooftop leisure park | 3 Parking | 6 River reserve maintenance (5m wide) |
| 2 Community Hub main entrance | 4 Landscape between buildings | 7 Access for river maintenance |
| | 5 Pedestrian path from Kajang Market | |



Illustration of the proposed development of the Kajang Community and Arts Hub.

Pocket parks are placed between the Heritage and Arts Hub building structures

Illustration of the preservation of the river reserve and the elevated walkway across the Delok River from Kajang Market.

ZT5-2 Proposed Laman Changkat**SK****PROPOSED COMPONENTS**

1. Providing flexible green open spaces for various events and activities.
2. Installing lighting systems and smart CCTV elements to create a bright and safe atmosphere at night.
3. Build a children's playground and public toilets.
4. Install a lighting system to create a bright, safe and attractive atmosphere at night.
5. Provide additional structures such as information and directional signs, safety fences, ramps, and crossings as needed.
6. Planting ornamental trees and shade plants on the roadside and Laman Changkat areas to enhance the aesthetic value of the main entrance.
7. Provide a 5-meter-wide reserve for the preservation of the river reserve.

**Proposed Concept Plan for Changkat Site at the Heritage and Arts Hub**

- 1 Landscaped public park
- 2 Children's playground.
- 3 Multi-purpose recreational space.
- 4 Maintenance of 5-metre wide Jelok River reserve as a pedestrian walkway.
- 5 5-meter- wide access for river maintenance works.

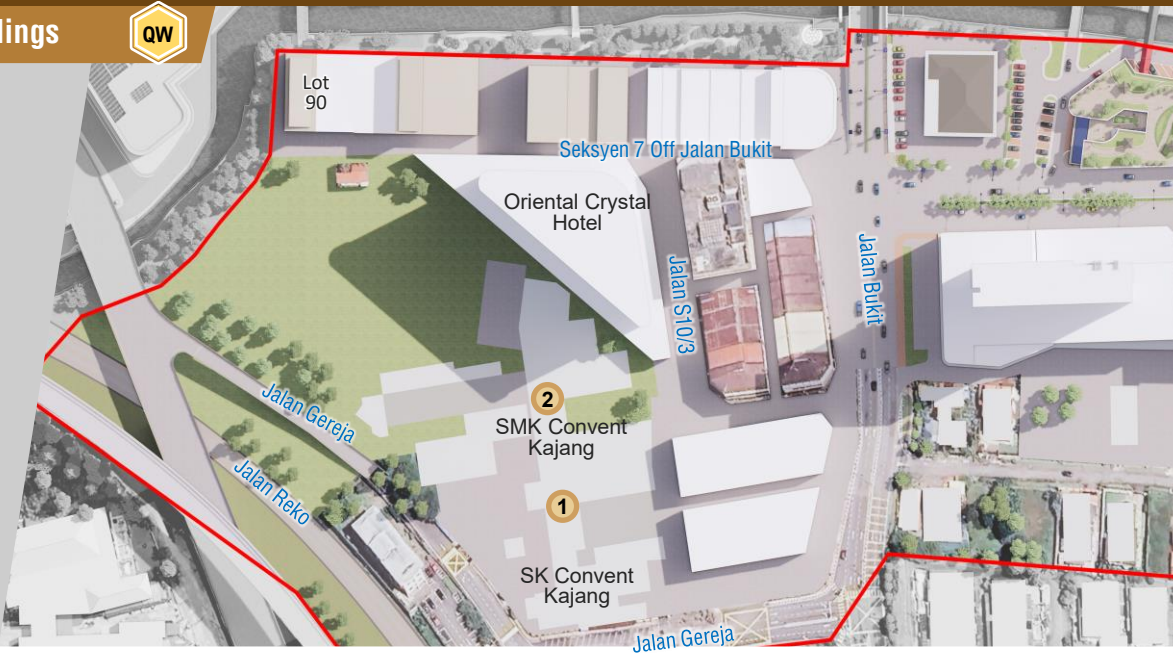


ZT5-3 Proposed Conservation of Heritage Significant Buildings



PROPOSED COMPONENTS

- 1. Install heritage plaques and bilingual information boards displaying building information including history, construction date, architectural value, and heritage significance.
- 2. Provide digitization of information via QR Code, mobile application, and interpretation boards.
- 3. Repair and restoration of the building's basic structure through replacement of damaged components, conservation and preservation of the facade.
- 4. Propose to PADAT to gazette this building as a Selangor State heritage building.



Name	1 SK Convent Kajang	2 SMK Convent Kajang
Building Age	Founded in 1930 (95 years old)	Founded in 1938 (87 years)
Architecture & Building Features	<ul style="list-style-type: none">Colonial architecture buildingInitially a bungalow converted into 3 classrooms.Long corridors, flat classrooms, balconies or verandahs that protect from rain and heat.The building is built high off the ground to prevent flooding and allow ventilation under the building.	
The Importance of Heritage	<ul style="list-style-type: none">Among the earliest institutions of formal education for women in the Hulu Langat districtAmong the earliest primary and secondary schools in Kajang City.Has interesting architecture and is increasingly rareStarted as a Catholic mission school for girls and became a symbol of the presence of mission schools that shaped the educational landscape of Malaysia before and after independence.Symbolizes the transition of Kajang society from traditional education to a modern education system.The school has become part of the collective memory of Kajang residents, especially former students and families.	



TP1-1 Proposed Kajang Town Centre Heritage Trail

QW

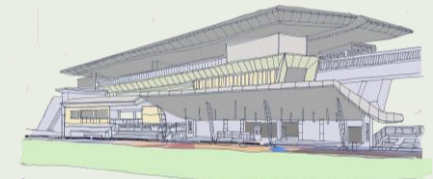
TP

ENHANCEMENT OF HERITAGE TOURISM
DESTINATIONS

1. **Heritage Inventory & Documentation**
 - Provides a detailed list of historic buildings including construction dates, architectural value, and original function.
 - Digitization of information via QR Codes, mobile applications, and interpretation boards.
2. **Information Board**
 - Heritage plaques on each building.
 - QR codes for digital access or digital tourism applications.
3. **Physical Conservation & Restoration**
 - Carrying out structural conservation work in accordance with Conservation Guidelines (maintenance of facades, original building materials, traditional roofs).
4. **Pedestrian Upgrade**
 - Use of stone, paving block or concrete finishes with traditional motifs.
 - Connecting all heritage buildings (Post Office, Temple, Stadium, MARA Arcade and others in one Kajang Heritage Trail.
 - Planting local shade trees for visitor comfort.
5. **Heritage Trail with a "Treasure Quest" concept**
 - The concept of a treasure quest can be introduced, for example, at each building passed by, visitors need to collect stamps to provide entertainment while learning about the historical heritage of Kajang Town Centre.



A1 Kajang Post Office (1914)



A2 Kajang Stadium (1970)



A3 Kajang Police Headquarters



A4 Former Library Building/ Dato Nazir Building (1970) (Kajang Satay Hj. Samuri Building)



A5 Shen Sze She Yar Temple (1898)



A6 Ting Hong Si Temple (1898)



A7 Rows of Shops (Jalan Sulaiman, Jalan Besar, Jalan Mandaling, Jalan Tukang)



A8 National Electricity Board Building



A9 SK Convent Kajang (1930)



A10 SMK Convent Kajang (1938)

A HERITAGE AND HISTORY ATTRactions

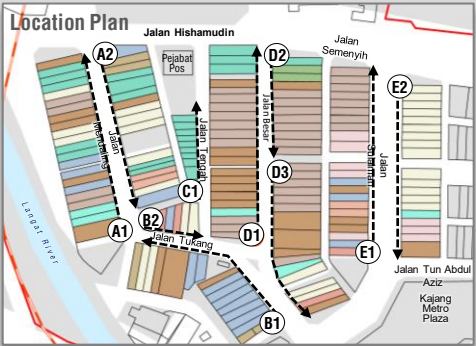
- A1 Kajang Post Office (1914)
- A2 Kajang Stadium (1970)
- A3 Kajang District Police Headquarters
- A4 Former Library Building (1970) (Satay Kajang Hj. Samuri Building)
- A5 Shen Sze She Yar Temple (1898)
- A6 Ting Hong Si Temple (1898)
- A7 Row of Shops (Jalan Sulaiman, Jalan Besar, Jalan Mandaling, Jalan Tukang)
- A8 National Electricity Board Building (Kedai Tenaga)
- A9 SK Convent Kajang
- A10 SMK Convent Kajang

B CULTURAL ATTRactions

- B1 Kajang Heritage Centre
- B2 Kajang Satay Gallery
- B3 Kajang dulu-dulu PROPOSALS
- B4 Kajang Market
- B5 Kajang Community Hub
- B6 Anjung Kajang Satay

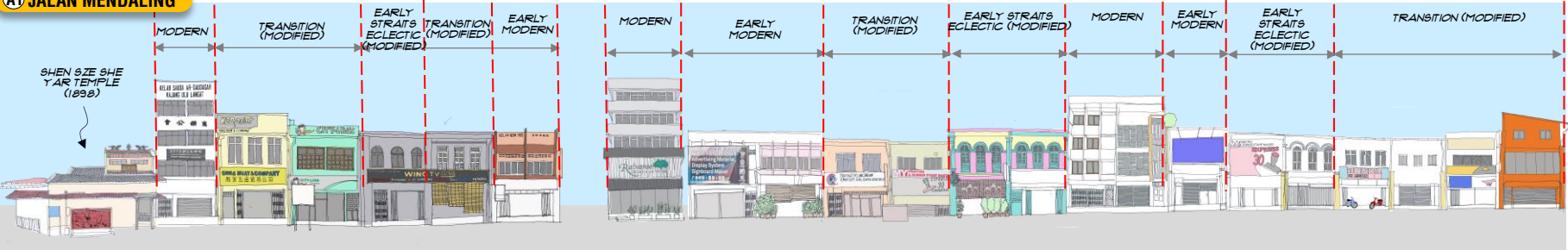
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PROPOSED
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The architecture of shophouses in Kajang Town Centre consists of several typologies and was built as early as the 20th century, which has attractive facade features.

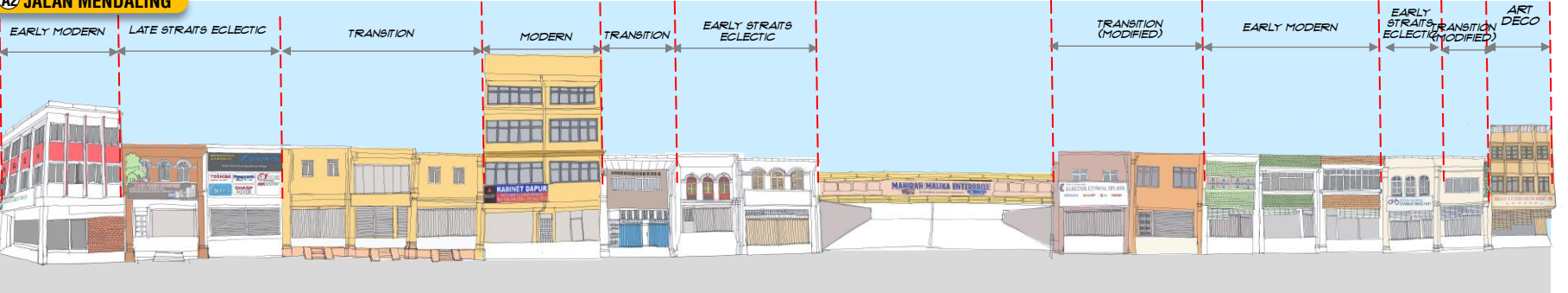


- Legend:**
- Early Straits Eclectic
 - Early Straits Eclectic (Modified)
 - Late Straits Eclectic
 - Late Straits Eclectic (Modified)
 - Art Deco
 - Art Deco (Modified)
 - Transition
 - Transition (Modified)
 - Early Modern
 - Early Modern (Modified)
 - Modern

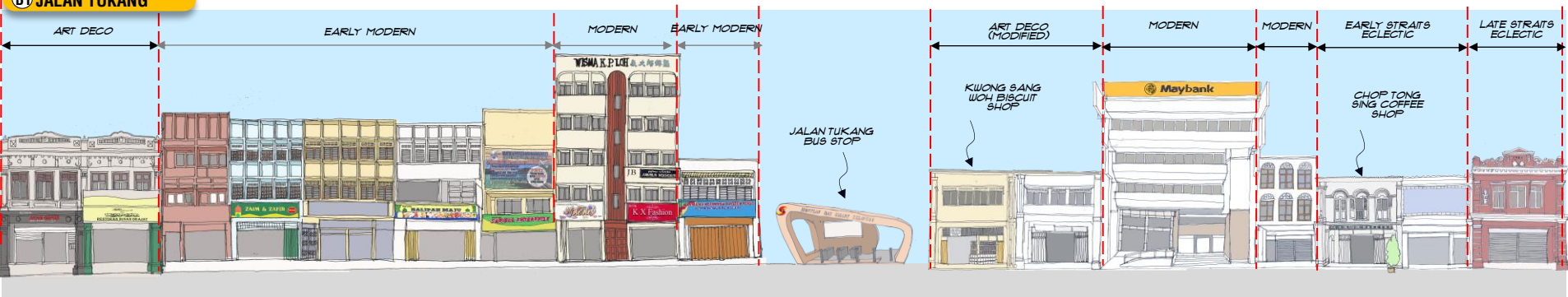
A1 JALAN MENDALING



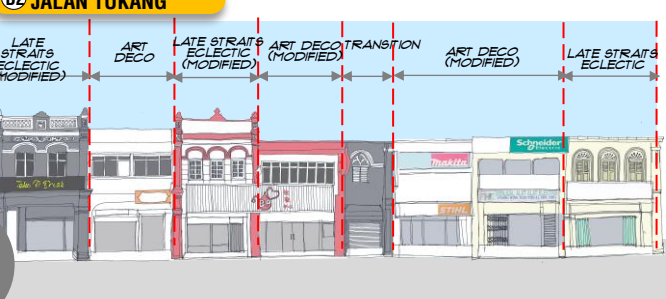
A2 JALAN MENDALING



B1 JALAN TUKANG



B2 JALAN TUKANG



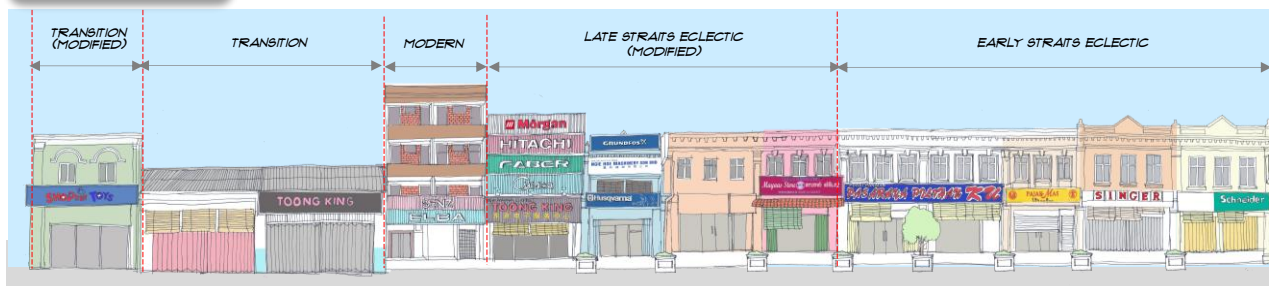
C JALAN TENGAH



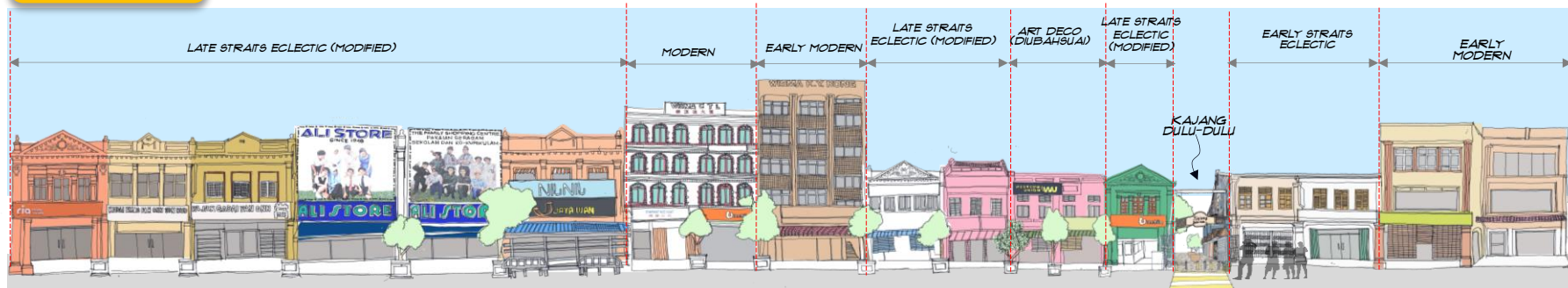
D1 JALAN BESAR



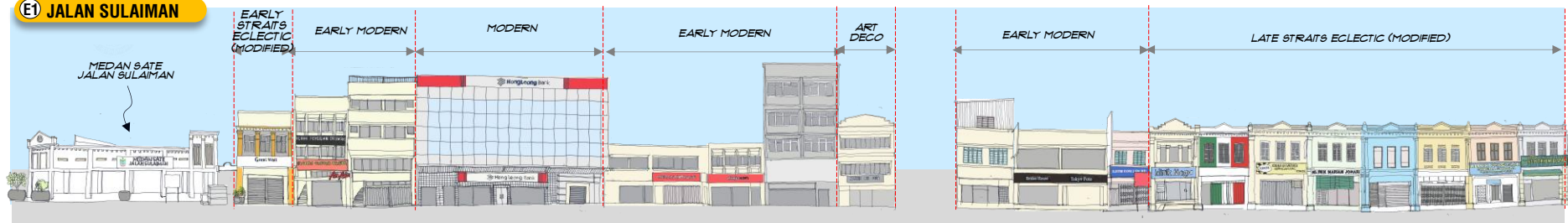
D2 JALAN BESAR



D3 JALAN BESAR



E1 JALAN SULAIMAN



E2 JALAN SULAIMAN



TP1-2 Proposed Traditional Food and Craft Trails

QW

PROPOSED COMPONENTS

1. Provision of Incentives

Incentives are provided by the MPKj in collaboration with the private sector to provide small grant assistance or business space rental subsidies for small traders who participate in the food trail.

Exemption or discount on premises tax/business license for a certain period for traders who maintain their heritage/traditional craft identity.

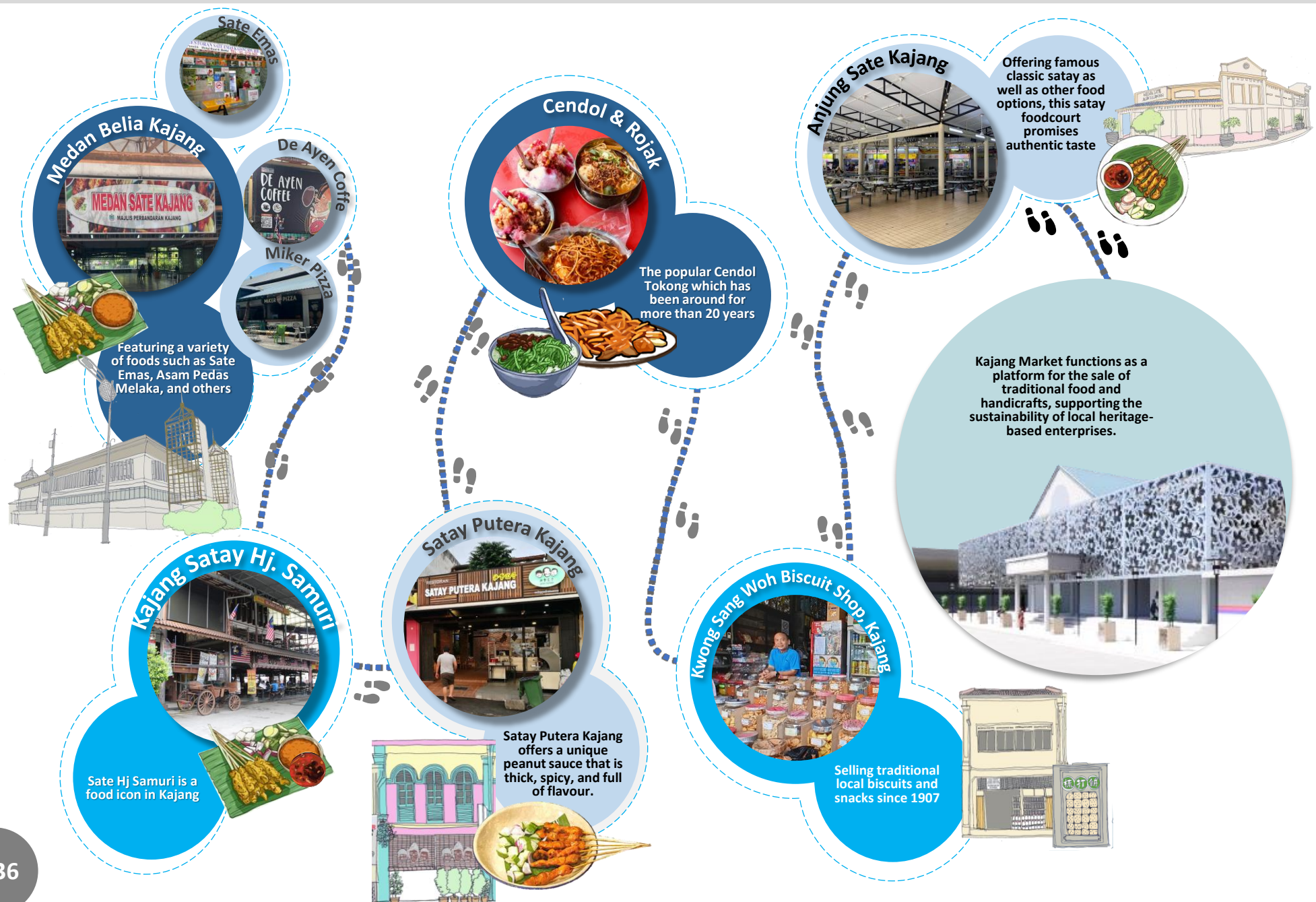
Agreement, shop owners must register information regarding their business and maintain the quality of food and food premises, at least obtaining recognition as a grade B premises.

2. Marketing and Promotion

Joint promotion – traders listed in the “food trail” will be given free slots or subsidies to businesses for heritage food festivals, craft fairs or monthly programs.

Kajang Market as a platform for traditional food and traditional crafts, exhibition and sale of community craft products in mini galleries or public spaces.

Converting shophouses into cafes and galleries can create a lively food scene that attracts both locals and tourists.



TP1-3 Proposed Tourism Program

PROPOSED COMPONENTS

1. Kajang Tourism Program leaflets are placed at Kajang Stadium MRT station and Kajang Heritage and Arts Hub.
2. Provide promotional materials for tourism activities every year.
3. Revitalize the local economy through creative tourism
4. Attract the common people and visitors to engage in local arts and culture.
5. Preserve and strengthen the city's identity through a sustainable and inclusive approach.



PROGRAM PELANCONGAN KAJANG

01 Pasar Malam & Pasar Karat Nostalgia Lokasi • Arked MARA Program Mingguan Aktiviti • Gera! makanan klasik, barangan antik, produk kraf tempatan. • Pentas mini muzik jalanan (buskers).	02 Program "Car Boot Sale" Kajang Lokasi • Stadium Dataran Kajang Program Mingguan Aktiviti • Jualan barangan seperti buku, barangan vintage, pakaian, mainan dan makanan minuman	03 Program "Jejak Kajang Generasi" Lokasi • Pusat Warisan Kajang Program Bulanan Aktiviti • Jelajah Warisan • Program Treasure Quest • Pameran foto & audio di Pusat Warisan Kajang	04 Program "Belia Belajar Warisan" Lokasi • Hab Komuniti Kajang Program Bulanan Aktiviti • Heritage Mentorship • Heritage Photo Walk • Digital Storytelling
05 Bengkel Kraf & Seni Tradisi "Tangan Emas" Lokasi • Hub Komuniti Kajang Program Bulanan Aktiviti • Mengajar kraf tradisional • Pembuatan reka bentuk kraf lebih moden • Mini pameran	06 Program Generasi Masakan Warisan Lokasi • Galeria Kajang Program Bulanan Aktiviti • Masakan klasik seperti sate minang, kuih tradisional • Mencipta "Heritage Recipe E-book" untuk promosi	07 Karnival Hari Komuniti Lokasi • Hub Komuniti Kajang Program Tahunan Aktiviti • Persembahan Tarian • Pameran Kraf & Kebudayaan • Pertandingan Mewarna.	08 Festival Satay & Kulinari Kajang Taste of Kajang Lokasi • Dataran Stadium Kajang Program Tahunan Aktiviti • Sate Food Hunt • Pertandingan membuat sate & demo masakan tradisional.
09 Lebuh Kopi Kajang Lokasi • Jalan Sulaiman Program Tahunan Aktiviti • Kopi Kajang • Persembahan Busker • Pertandingan Mural • Pameran Custom Bike	10 Pesta Seni Muzik & Persembahan Kajang Lokasi • Medan Belia Program Tahunan Aktiviti • Pertandingan Busker • Persembahan Gondang Sembilan • Pertunjukan wayang Cina	11 Hari Permainan Warisan Kajang Lokasi • Hub Komuniti Kajang Program Tahunan Aktiviti • Permainan tradisional • Persembahan dan cerita hikayat	12 Hari Warisan Kajang Kajang Heritage Alive Lokasi • Hab Komuniti Kajang Program Tahunan Aktiviti • Heritage Walk berpandu • Pameran foto nostalgia Kajang • Mural painting live dan bengkel batik / kraf

TP1-4 Proposed Kajang Tourism Souvenir

SK

PROPOSED COMPONENTS

1. Exclusive Kajang Town Centre Heritage Trail Bookmarks.
2. Kajang Memories and Nostalgia Postcards.
3. Fridge magnet & Key Chain Kajang.
4. Kajang tote bag.
5. Coffee table book Kajang Town Centre.

PROPOSED KAJANG TOURISM SOUVENIRS

1 BOOKMARK 	2 KAJANG POSTCARD
3 FRIDGE MAGNET & KEYCHAIN 	4 TOTE BAG
5 COFFEE TABLE BOOK KAJANG TOWN CENTRE AND HERITAGE 	

TM1-1 Proposed Improvement of Road Circulation

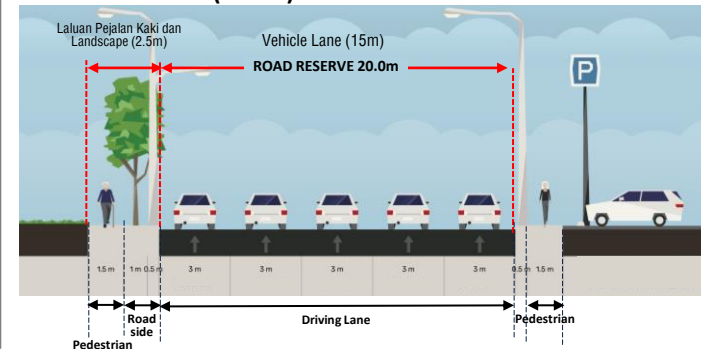
SK

PROPOSED COMPONENTS

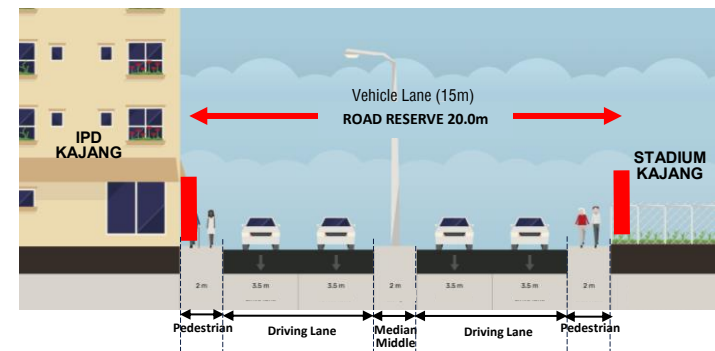
List of Proposed Road Circulation Changes

Street Name	Description
Jalan Cheras	Proposed 4 one-way lanes to the north, from the intersections of Jalan Semenyih / Jalan Bukit to the intersections of Jalan Semenyih / Jalan Cheras.
Jalan Semenyih	Proposed 4 one-way lanes to the west, from the intersections of Jalan Semenyih/ Jalan Bukit to the intersections of Jalan Semenyih / Jalan Cheras.
Jalan Timur	4 one-way lanes to the north, from the intersections of Jalan Cheras / Jalan Timur to the intersections of Jalan Semenyih / Jalan Dato Ungku Shamsuddin/Jalan Timur

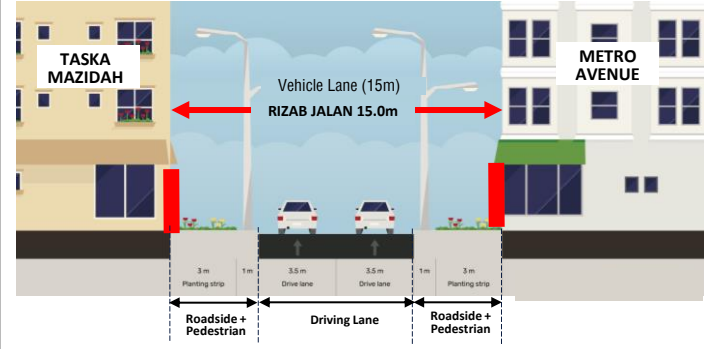
JALAN SEMENYIH (FT001)



JALAN CHERAS (FT001)



JALAN TIMUR



TM1-2 Proposed Upgrading of Intersections and Roads

HIP



8

PROPOSED
INITIATIVES
PROJECTS

5
HIP

3
SK

TM1-3 Proposed Road Management in Kajang Town Centre

HIP

Proposed Upgrading of Roads Within the Boundary

Street Name	Length	No. Of Lanes	Description
1 Jalan Cheras	350m	4 one-way lanes	<ul style="list-style-type: none"> Upgrade the road with new pavement and road markings based on the new road direction. Physical medians maintained. Added pedestrian walkways and crosswalks at intersections.
2 Jalan Semenyih	410m	4 one-way lanes	<ul style="list-style-type: none"> Upgrade the road with new pavement and road markings based on the new road direction. Add a physical median in front of Jalan Sulaiman to block vehicles onto Jalan Cempaka Putih.
3 Jalan Besar	220m	2 one-way lanes	<ul style="list-style-type: none"> Upgrade roads with new road markings. Add pedestrian crossing signs and a 20km/h speed limit in the Town Centre.
4 Jalan Tukang	100m	2 one-way lanes	<ul style="list-style-type: none"> Upgrade roads with new road markings. Add pedestrian crossing signs and a 20km/h speed limit in the Town Centre.
5 Jalan Mendaling	160m	2 one-way lanes	<ul style="list-style-type: none"> In line with the proposed conservation of the heritage zone. Upgrading the road with decorative road markings. Adding pedestrian crossing signs and a 20km/h speed limit in the Town Centre.
6 Jalan Sulaiman	170m	2 one-way lanes	<ul style="list-style-type: none"> In line with the proposed conservation of the heritage zone. Upgrading the road with decorative road markings. Adding pedestrian crossing signs and a 20km/h speed limit in the Town Centre. Arranging parking spaces (TLK) and landscaped areas along the road.
7 Jalan Tun Abdul Aziz	400m	2 one-way lanes	<ul style="list-style-type: none"> Upgrading the road with new road marking pavement. Providing a pedestrian walkway in front of Kajang Metro Plaza using Traffic Management Measures. Adding pedestrian walkway signs and a 20km/h speed limit in the Town Centre.
8 Jalan Raja Haroun	390m	2 one-way lanes	<ul style="list-style-type: none"> Upgrading roads with new road marking pavement.
9 Jalan Changkat	500m	2 two-way lanes	<ul style="list-style-type: none"> Upgrade roads with new road markings. Add pedestrian crossing signs and a 20km/h speed limit in the Town Centre.
10 Lorong Belakang Jalan Tengah	120m	1 one-way lane	<ul style="list-style-type: none"> Upgrade the back lane (demolish the structure that is obstructing) . Upgrade the road with new road marking pavement .

Proposed Upgrading of Roads Beyond the Border

11 Jalan Timur	1000m	2 one-way lanes	<ul style="list-style-type: none"> Upgrade East Road to 2 one-way lanes eastbound with a 50' reserve. Upgrade the road with new pavement and road markings based on the new road alignment. Provide pedestrian walkways and crosswalks at intersections.
12 Jalan Cempaka Putih	160m	2 one-way lanes	<ul style="list-style-type: none"> Upgrade the road with new pavement and road markings based on the new road direction.
13 Jalan Cempaka Kuning	200m	2 one-way lanes	<ul style="list-style-type: none"> Upgrade the road with new pavement and road markings based on the new road direction.
14 Jalan Mahkamah	140m	2 one-way lanes	<ul style="list-style-type: none"> Upgrade the road with new pavement and road markings based on the new road direction.
15 Jalan Low Ti Kok	410m	2 one-way lanes	<ul style="list-style-type: none"> Upgrade the road with new pavement and road markings based on the new road direction.

Proposed Road Closure

16 Part of the Middle Lane of Jalan Tengah	40m	1 one-way lane	<ul style="list-style-type: none"> Closing part of the middle lane for the purpose of beautifying the back lane.
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TM2-1 Proposed Expansion of Demand Responsive Transit (DRT) Coverage Through Additional DRT Stop

Locations

PROPOSED COMPONENTS

Proposal	Description
Setting up DRT service routes	<div>Establish DRT routes and stops to ensure DRT services are provided in Kajang Town Centre.</div> <div>Proposed Route :</div> <div>1. Kajang Stadium MRT Station – Kajang Town Bus Stop (Ali Store) – Kajang Metro Plaza – Kajang Hospital – Metro Point Complexs.</div> <div>2. Kajang Stadium MRT Station – Kajang Town Commercial Bus Stop – Kajang Hospital – Kajang High School – Metro Point Complexs – MKH Avenue – Selangor Water Office Bus Stop.</div>
Expanding DRT coverage by adding DRT stop locations	<div>Upgrading DRT stops by marking DRT stops on the road.</div> <div>Providing a place to wait and drop off DRT service passengers in the study area to facilitate local residents and visitors to use DRT services.</div> <div>A total of 3 additional virtual stops are proposed.<div>SMK Convent Kajang</div><div>Mara Arcade Kajang</div><div>SK Kajang</div></div>



Examples of DRT services



Example of a signboard for a DRT service waiting area

TM2-2 Proposed Improvement of Taxi Services in Kajang Town Centre

PROPOSED COMPONENTS

Proposed improvement of taxi/rental car services on Jalan Sulaiman

1. Relocating the taxi stand from Jalan Sulaiman to Kajang Stadium MRT Station.
2. Providing designated taxi waiting facilities at Kajang Stadium MRT Station.
3. Converting the existing taxi stand at Jalan Sulaiman into a parking area.

Proposed improvement of taxi services on Jalan Tun Abdul Aziz

1. Integrating the taxi stand with the proposed mechanical parking facility.
2. Providing additional parking bays in Kajang Town Centre.



TM2-3 Proposed Parking Management for Kajang Town Centre

PROPOSED COMPONENTS

Proposed Provision of New TLK

No	Location	Lot No.	Area (hectares)	No. Of Floors	No. of Existing TLK	Estimated No. of New TLK
1.	Above the Jalan Tun Abdul Aziz Taxi Stop lot	195	0.2	3 Floors (Rotary)	-	80
2.	Jalan Sulaiman (Taxi Stop Relocation)	-	-	-	9	20
3.	TLK in the Community Hub	-	0.68	-	50	50

Note:
Rotary TLK, Benchmarking Study of Multi-storey TLK MBKT : 0.17 acres = 240 TLK plots ; (1 acre : 1,411 TLK plots)

Proposed Removal of Existing TLK

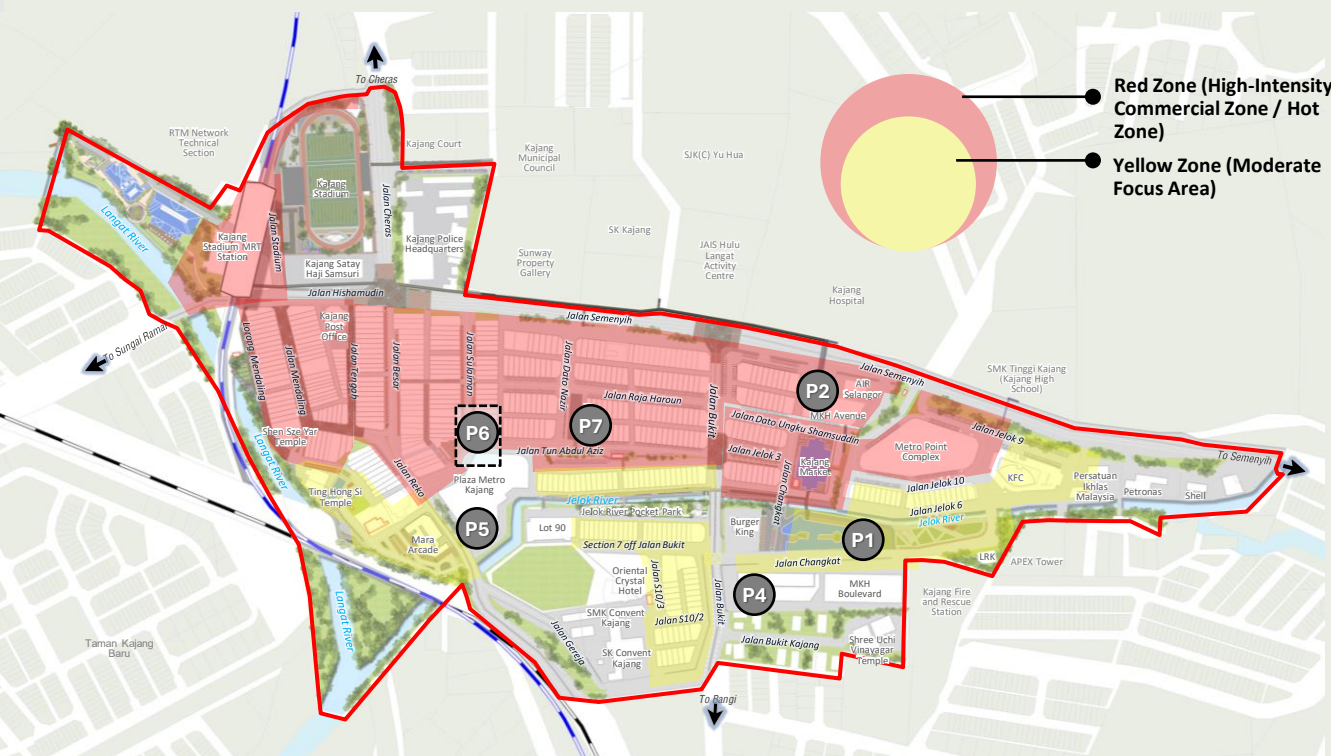
No	Location	No. of Existing TLK	TLK Relocation Site
1.	Jalan Changkat	50	TLK Mechanical Jalan Tun Abdul Aziz



TM2-4 Proposed Improvement of Existing Parking Management in Kajang Town Centre

PROPOSED COMPONENTS

No	Proposal	Description
1.	Promoting the use of Parking Bays in buildings	<ul style="list-style-type: none"> Encourage owners of commercial premises and mixed-use developments to open their indoor parking spaces to the public, especially during off-peak hours. Provide incentives or tax exemptions to buildings that offer open public parking spaces.
2.	Promoting the use of Smart Parking Management System (Smart Parking Management System)	<ul style="list-style-type: none"> Installation of smart sensors for real-time monitoring of Parking Bays spaces. Integration with mobile applications that allow users to check vacancies, book and make payments digitally. Providing electronic board displays at the main entrances of the Town Centre showing the locations of vacant Parking Bays .
3.	Limit the time period for loading and unloading activities.	<ul style="list-style-type: none"> This proposal can help and facilitate off-peak loading activities. The proposed off-peak loading hours are as follows: Monday – Friday: 5am – 7.00am, 8.00pm – 12.00 midnight. Friday – Sunday & Public Holidays: 1.00am – 8.00am.
4.	Increasing parking charges in Kajang Town Centre by Zone	<ul style="list-style-type: none"> Zoning TLK areas according to focal locations and proposing different TLK charge rates according to zones Red Zone (Focused Business Areas): Jalan Tun Abdul Aziz, Jalan Raja Haroun, Jalan Besar, Jalan Dato Ungku Shamsuddin – RM1.00/half hour. Yellow Zone (Medium Focused Areas): Jalan Tengah, Jalan Mendaling, Kajang Market Area, Metro Point Area – RM1.00/hour.



Proposed TLK Management

- P1** Development of Kajang Community and Arts Hub
- P2** Promoting the Use of Parking Bays in MKH Avenue Buildings
- P3** Promoting the Use of Parking Bays in the Kajang Metro Point Building
- P4** Promoting the Use of Parking Bays in MKH Boulevard Buildings
- P5** Promoting the Use of Parking Bays in Kajang Metro Plaza Building
- P6** Reorganisation of Parking Bays Jalan Sulaiman
- P7** Proposed Mechanical Parking Bays

LEGEND

TLK MANAGEMENT

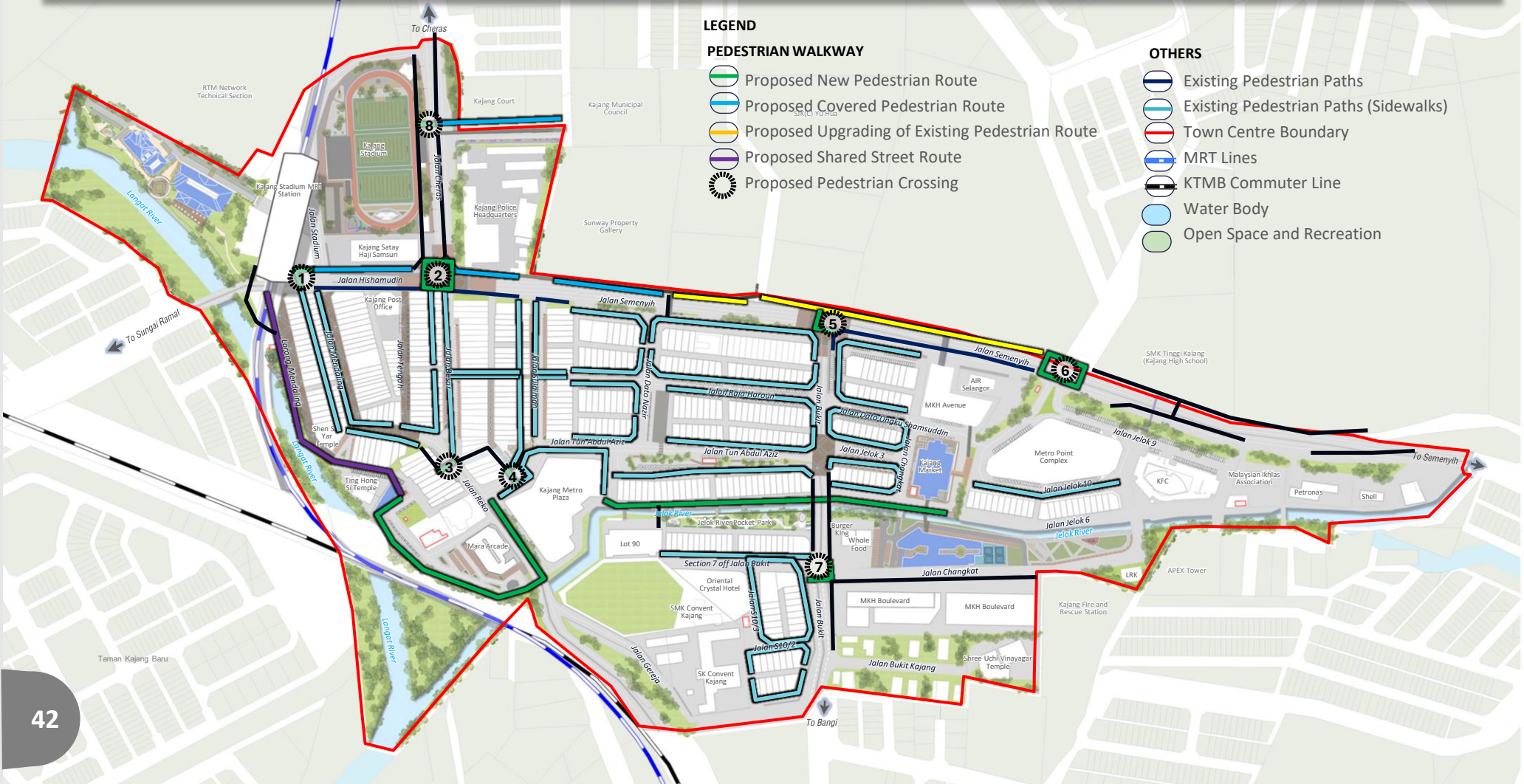
- Proposed Parking Management
- Proposed Utilisation of Parking Bays in Buildings
- Proposed Management of Parking Bays at Jalan Sulaiman

TM2-5 Proposed Pedestrian Walkway Network



PROPOSED COMPONENTS

No	Proposal	Description	Design
1.	Construction of a Covered Walkway	Proposed Route <ul style="list-style-type: none">Route from Kajang MRT to Jalan Dato Nazir: 400 metres.Dataran Kajang Stadium to Menara MPKj: 250 metres.	<ul style="list-style-type: none">Minimum width: 3.0m.Light steel roof structure/Polykar Bonat Panel or solar PV.Internal lighting.Tactile paving & disabled access.
2.	Construction of a New Pedestrian Path	Proposed Additional Route <ul style="list-style-type: none">Route from Lorong Mendaling to Jalan Tun Abdul Aziz: 360 metres.Route from Plaza Metro Kajang to Kajang Market via Sungai Jeluk: 400 metres.Jalan Sulaiman Pedestrian Path: 170 metres.	<ul style="list-style-type: none">Minimum width: 1.5m.Tactile Paving & disabled access.Barrier-free path (universal design).
3.	Introducing shared streets	Proposed Route <ul style="list-style-type: none">Along Lorong Mendaling: 400 metres.	<ul style="list-style-type: none">Even pavement without distinction between road & pedestrian path.Street furniture (Bench, Bollard, Tree Pot) as “traffic calming”.Vehicle speed is limited to 20 km/h.Special road signs for the same purpose.
4.	Construction of pedestrian crossings using smart technology	Proposed Pedestrian Crossing <ol style="list-style-type: none">Mendaling Road / Stadium Road Crossing.Semenyih Road / Cheras Road / Besar Road Crossing.Reko Road Crossing – (Formerly Kajang).Tun Abdul Aziz Road Crossing (Formerly Kajang) / Kajang Metro Plaza Crossing.Semenyih Road / Bukit Road Crossing.Semenyih Road / Dato Ungku Shamsuddin Road Crossing / East Road Crossing.Bukit Road / Changkat Road Crossing.Mahkamah Road / Cheras Road Crossing.	<ul style="list-style-type: none">Pedestrian signal light with countdown timer.Leading Pedestrian Interval (LPI) 3–5s.Push button.Audio buzzer & Tactile Signal for disabled facilities.Raised Crossing / colored pavement – CCTV monitoring & UPS power support.

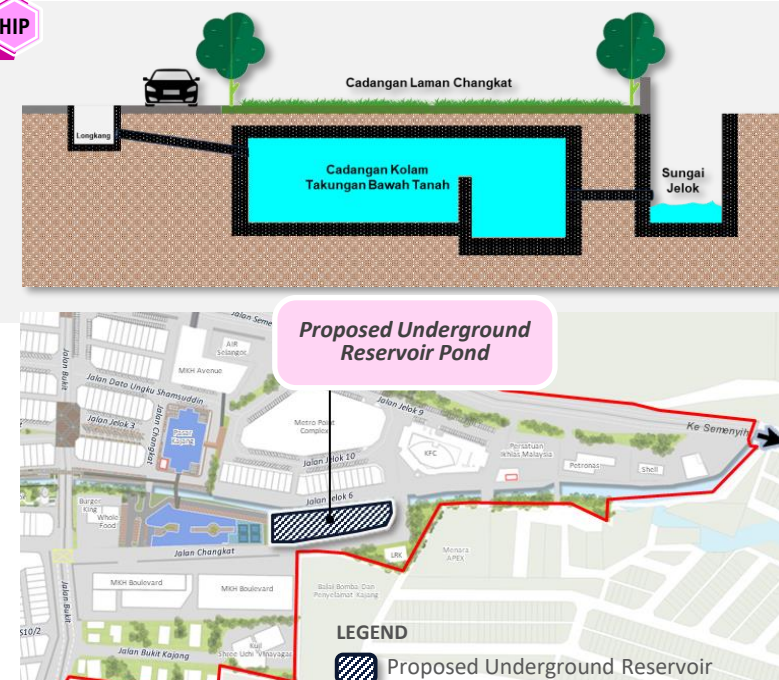


T11-1 Proposed Construction of Underground Detention Pond

HIP

PROPOSED COMPONENTS

1. Provides an underground detention pond connected to Sungai Jelok to allow gradual water discharge.
2. Utilisation of reinforced concrete and a durable modular system as construction materials.
3. The outlet structure is equipped with a flow control device to ensure regulated and controlled water release.
4. The proposed location at Laman Changkat is 0.31 hectares in area near Sungai Jelok, with a pond 2 metres deep and a capacity of around 6,000 m³

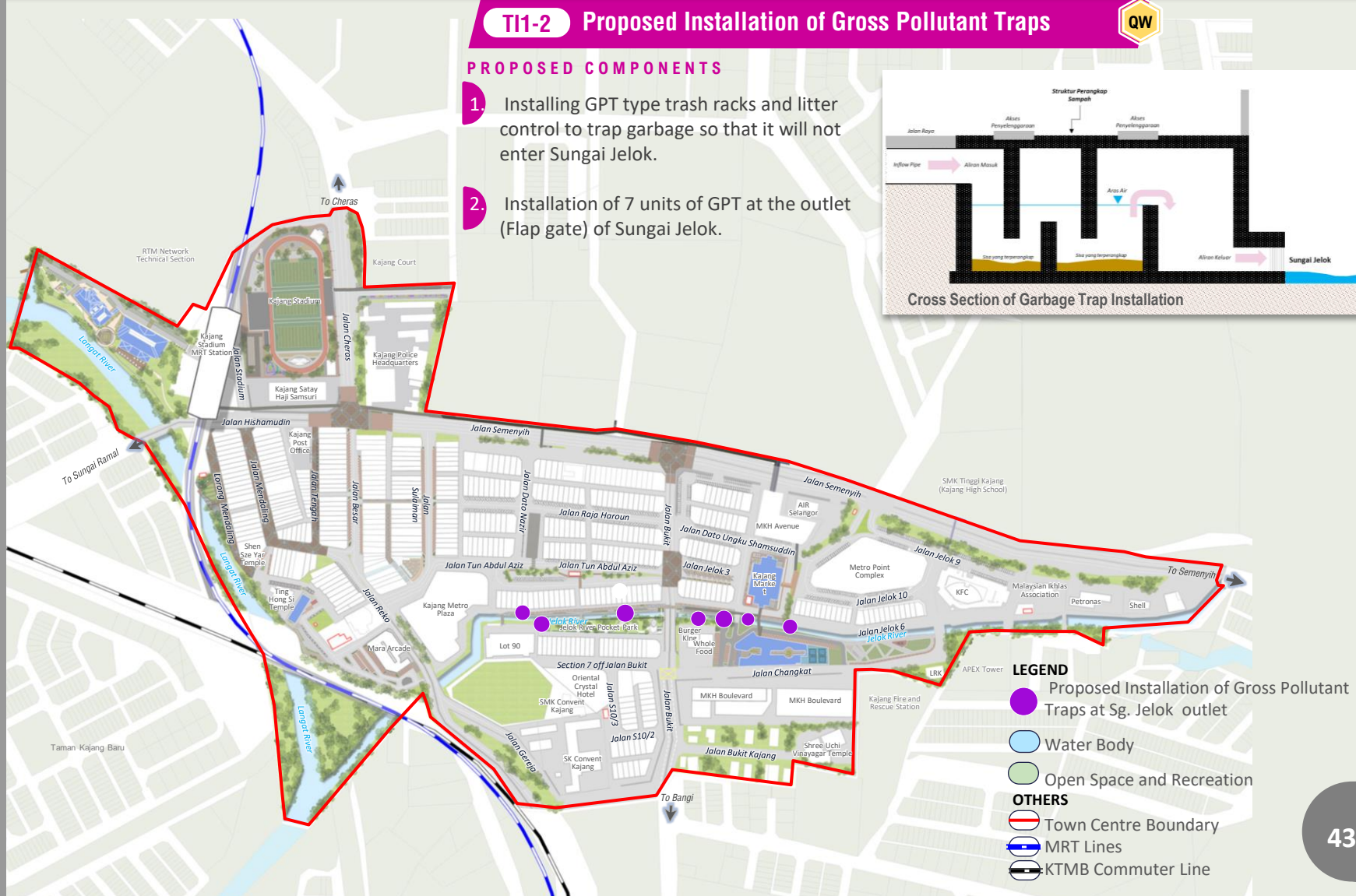
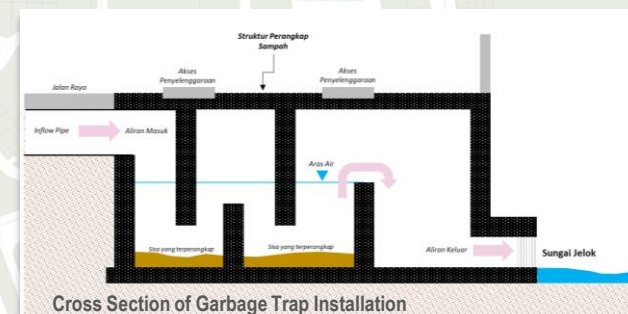


T11-2 Proposed Installation of Gross Pollutant Traps

QW

PROPOSED COMPONENTS

1. Installing GPT type trash racks and litter control to trap garbage so that it will not enter Sungai Jelok.
2. Installation of 7 units of GPT at the outlet (Flap gate) of Sungai Jelok.



6

PROPOSED
INITIATIVES
PROJECTS2
QW1
HIP3
SK

TI1-3 Proposed Upgrading of Existing Drainage

PROPOSED COMPONENTS

1. Replacing the existing drain from the block drain type to a new Precast U-Drain with Dry Weather Flow type.
2. Minimum width of the drain size is 900mm.
3. Provision of box culvert (1m x 1m).
4. Total length of the drain line to be upgraded is 1,800 metres:
 - **Phase 1 (2026):** The length of the drain alignment for phase 1 is 900 metres (Excluding the drains upgraded in conjunction with the Kajang Market Upgrading Proposal and the Kajang Heritage and Arts Hub Proposal).
 - **Phase 2 (2027):** The length of the drain alignment for phase 2 is 900 metres.

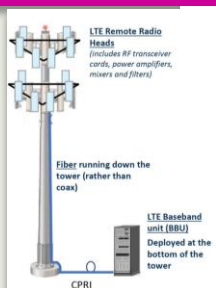


TI2-1 Proposed Upgrading of Telecommunication Tower

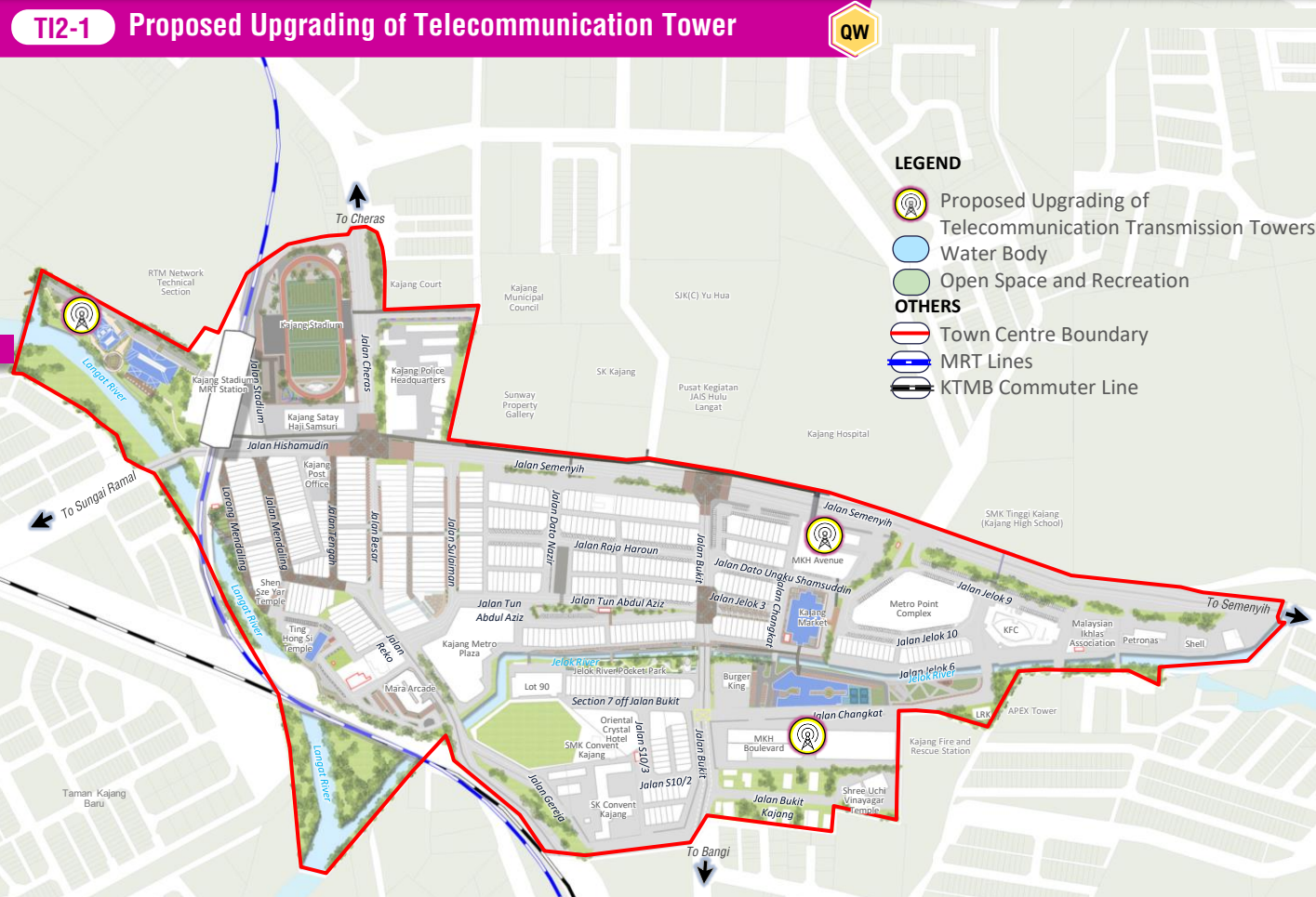
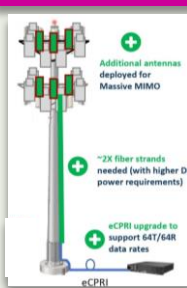
PROPOSED COMPONENTS

1. Upgrading existing telecommunications towers to 5G (in areas that do not yet have 5G).
2. locations at MKH Boulevard, MKH Avenue and Gallery Sate Kajang

4G Tower



5G Tower

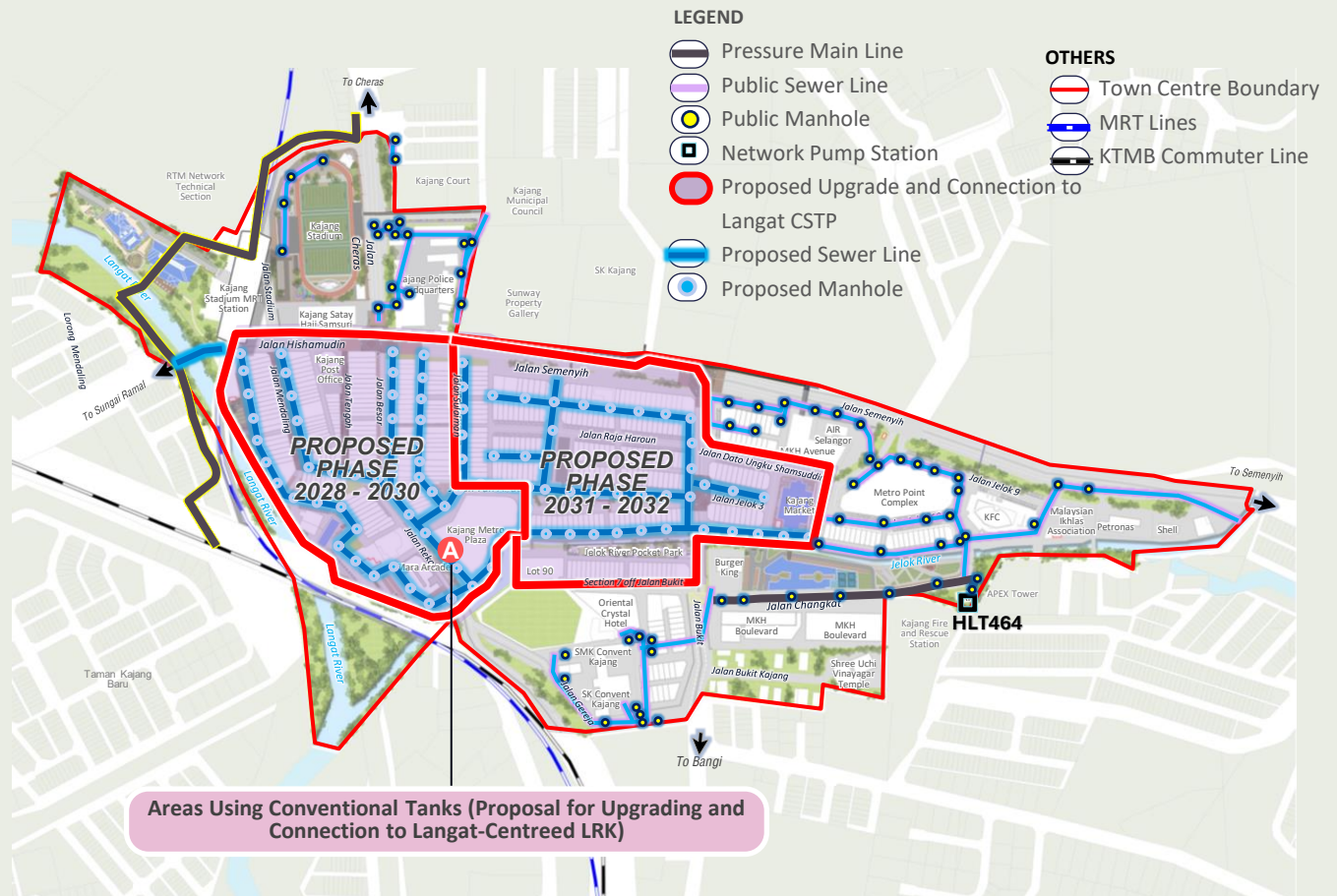


TI2-2 Proposed Upgrading of Conventional Septic Tanks to Connected Sewerage Systems

SK

PROPOSED COMPONENTS

1. Upgrading the existing conventional sewage plants in Kajang Town Centre such as individual septic tanks to sewage tanks that comply with the Malaysian Sewerage Industry Guidelines (MSIG) – Volume 1 Planning Principle and Tools.
2. Connecting the upgraded conventional sewage plants to the Langat Centralized Sewage Treatment Plant (LRK) located in Kampung Sungai Balak (outside the study area) which is approximately 4km from Kajang Town Centre. The connection to the centralized LRK aims to ensure that sewage waste can be managed systematically.

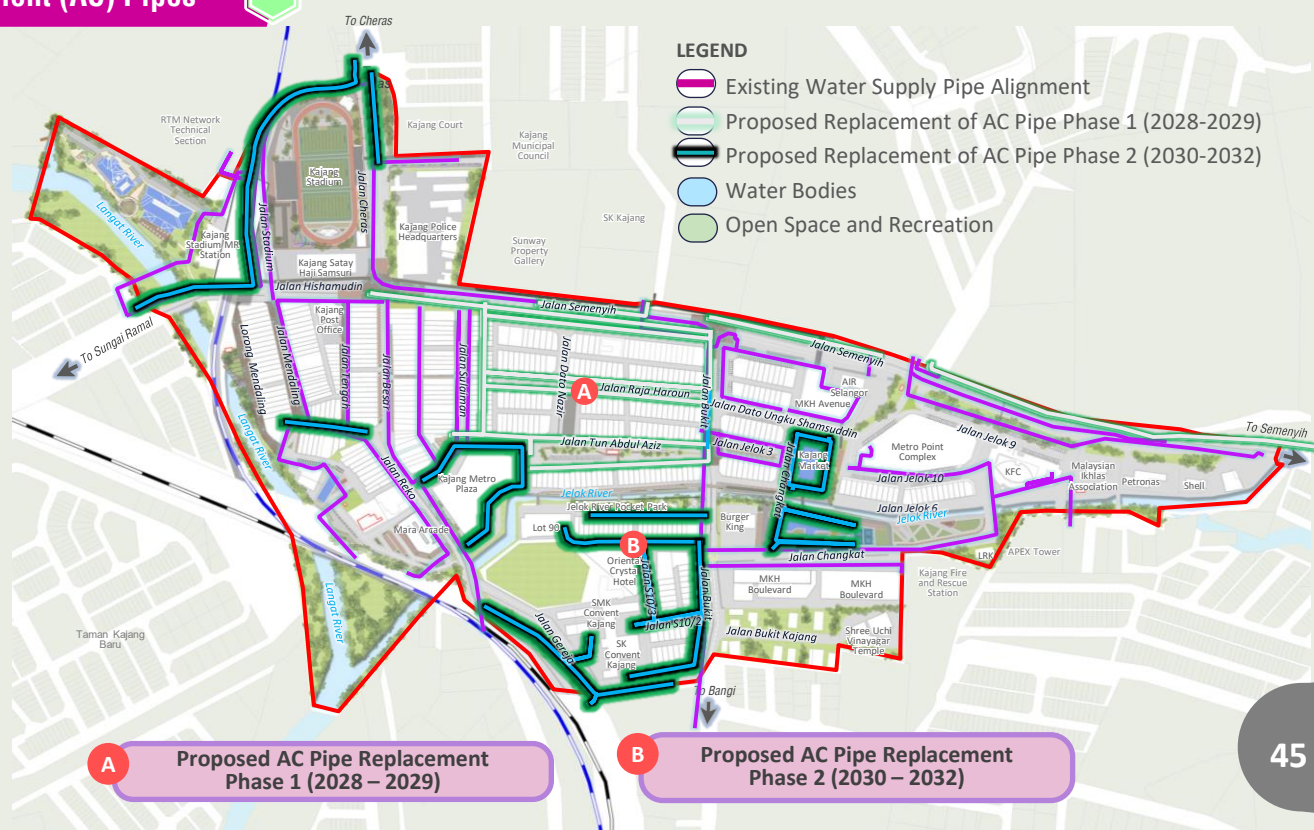


TI2-3 Proposed Replacement of Asbestos Cement (AC) Pipes

SK

PROPOSED COMPONENTS

1. Replacing old and worn-out AC pipes in Kajang Town Centre.
2. The total length of the AC Pipe line is 6.20km.
 - ✓ Proposed upgrading of AC Pipe Phase 1 (2028-2029) is 2.8km.
 - ✓ Proposed upgrading of AC Pipe Phase 2 (2030-2032) is 3.4km.
3. The priority for upgrading AC Pipes is to follow the condition scenario of the pipe where pipes with the highest potential for leakage should be replaced first such as (High case scenario).
4. The type of pipe must follow the guidelines set by the National Water Services Commission (SPAN) – Uniform Technical Guidelines Water Reticulation and Plumbing, Mild Steel, Ductile Iron & High-density Polyethylene Pipe (HDPE).

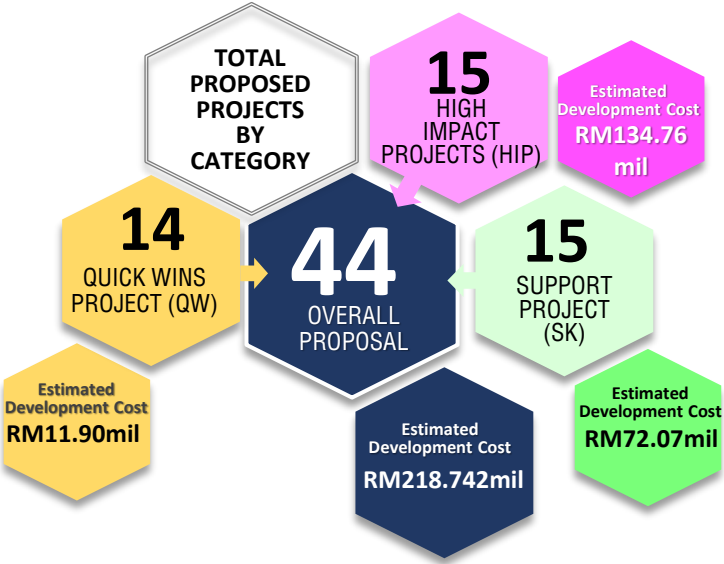


07 Implementation and Development Benefits

■ Summary of Total Project and Development Costs

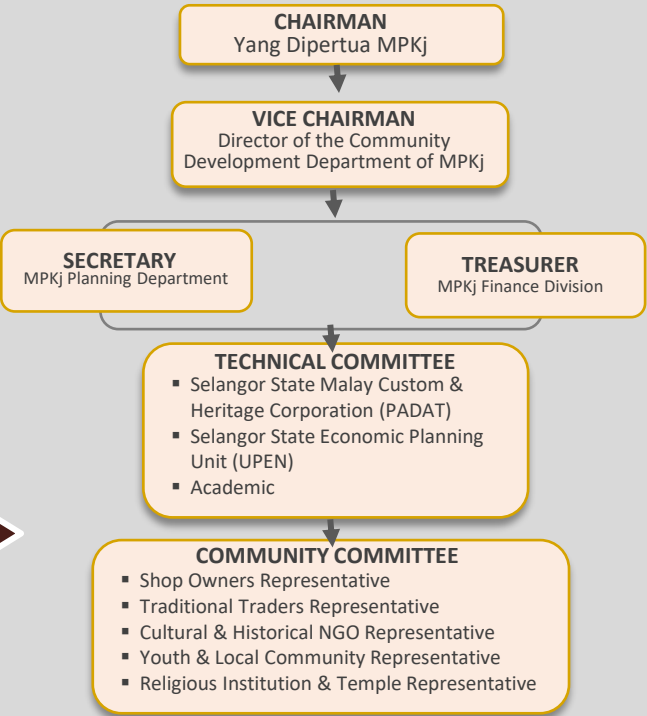
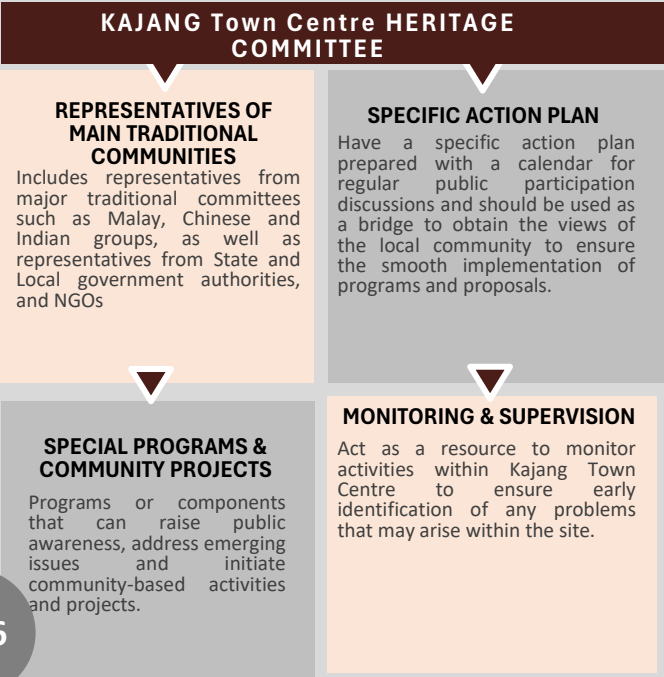
There are 44 Proposed Kajang Town Centre Development SAPs which have been categorised as High Impact Projects, Quick Wins Projects and Support Projects. In total, the proposed projects and initiatives are through five (5) Action Zones and three (3) transformative actions to drive the development of Kajang Town Centre SAP. The Total Estimated Cost is RM218.742 Million. The following is a summary of the projects and development costs.

Proposed Development		PROJECT CATEGORY / DEVELOPMENT COST ESTIMATES								
		HIP	RM (Million)	QW	RM (Million)	SK	RM (Million)		Total Project	RM MILLION
ZT1	Urban Heritage Conservation Zone	2	3.474	5	5.661	3	9.135		10	18.270
ZT2	River Corridor Conservation Zone	1	2.208	0	0.000	2	3.089		3	5.297
ZT3	Kajang Town Centre Active Zone	3	16.854	0	0.000	1	0.160		4	17.014
ZT4	Business Rejuvenation Zone	2	42.090	3	0.827	1	0.691		6	43.608
ZT5	Community Hub Zone	1	30.481	1	0.103	1	3.510		3	34.094
TP	Empowerment of Heritage Tourism Destinations (HTD)	0	0.0	3	3.900	1	0.049		4	3.949
TM	Improving Urban Mobility Efficiency (TM)	5	22.280	0	0.000	3	7.220		8	29.500
TI	Strengthening Urban Infrastructure (TI)	1	17.375	2	1.410	3	48.225		6	67.010
Total		15	134.76	14	11.90	15	72.07		44	218.742



■ Proposed Kajang Town Heritage Committee

The establishment of the Kajang Town Heritage Committee is proposed as an advisory and monitoring platform to protect physical and intangible heritage assets. This committee brings together representatives of local authorities, relevant departments, academics, cultural and arts activists, local communities and heritage building owners. Its role includes collecting and researching historical heritage information, especially for Kajang Town Centre and the surrounding area, and organizing public awareness programs. This establishment is important to balance modern development with the preservation of Kajang's valuable historical identity and has the potential to contribute to its cultural and tourism appeal..



■ Development Benefits

1. INCREASE TOURIST ATTRACTIONS

- The conservation of historic buildings and public spaces with high architectural and historical value, such as old mosques, heritage shophouses, and art galleries, will become a tourism magnet.
- According to a Tourism Malaysia report (2019), cultural and heritage tourists spend an average of RM3,000–RM4,000 per person per visit, including accommodation, food, and souvenirs.
- For example, the city of George Town, Penang, recorded a 24% increase in tourist arrivals after the implementation of a UNESCO heritage conservation plan in 2008.

2. LOCAL ECONOMIC GROWTH

- The activation of traditional culinary businesses and art crafts will open up opportunities for micro-entrepreneurs and small traders.
- A World Bank study (2020) shows that every RM1 spent by tourists can generate a multiplier effect of RM1.60–RM1.80 to the local economy through supply chains and supporting services.

3. IMPROVEMENT OF PUBLIC FACILITIES

- Upgrading pedestrian walkways, lighting systems, bilingual signage, and disabled access facilities will make the area more visitor-friendly and community-friendly. The provision of well-planned public facilities can increase the duration of tourist visits and increase spending in the area.

4. INCREASE IN PROPERTY VALUE

- A beautiful, well-maintained, and safe environment can increase the market value of surrounding properties.

INDIRECT BENEFITS	ECONOMIC BENEFITS
Annual Tourism Revenue Generation	
<ol style="list-style-type: none"> 1. Generate direct income through tourism activities (accommodation, food, guided tours, souvenir sales). 2. Boost the local economy through the “tourist spending multiplier effect”. 	<p><i>Estimated Revenue:</i> 250,000 visitors x RM60–100 = RM15 million – RM25 million</p> <p><i>Calculation assumptions:</i></p> <ol style="list-style-type: none"> 1. Tourist target: 250,000 visitors per year (including day visitors and weekend tourists). 2. Average spend per visitor: RM60–RM100 <ul style="list-style-type: none"> • RM20 food/drink • RM15–RM30 to buy souvenirs/goods • RM10–RM30 for entrance tickets/activities • RM15–RM20 transportation and others
Property Value Growth	
<ol style="list-style-type: none"> 1. Property owners receive an increase in asset value. 2. Attracts developers and private investors to old commercial areas. 3. Provides a spillover effect to surrounding residential areas (e.g. Jalan Reko, Kajang Prima). 	<p><i>Estimate:</i> 10–20% increase in value within 5 years</p> <p><i>Calculation assumptions:</i></p> <ol style="list-style-type: none"> 1. Average existing commercial property value: RM400–RM600/sq ft 2. Increase in value due to infrastructure upgrades, conservation of heritage buildings, increased visitor traffic 3. Value appreciation: 10–20% in 5 years = average 2–4% per year <p>Example:</p> <ul style="list-style-type: none"> • If the current value of a 3-storey shophouse lot in Bandar Kajang = RM2 million, → 3% annual growth = additional RM60,000 in value per year • If 300 shophouse lots are involved → RM18 million in value increase per year (passive estimate, not cash but increases equity)
Job Opportunity Generation	
<ol style="list-style-type: none"> 1. Provide jobs for youth, micro-entrepreneurs, creative workers and workers in the service sector. 2. Reduce out-migration of youth to other cities. 	<p><i>Estimated Job Opportunities:</i> 1,000–2,000 jobs (direct & indirect).</p> <p><i>Estimated Employee Income:</i> RM1,500–RM2,500 per month x 12 months x 1,500 employees = RM27–45 million of household income circulates in the local economy.</p> <p><i>Calculation assumptions:</i></p> <ol style="list-style-type: none"> 1. F&B: 400–600 jobs (chefs, waiters, caterers) 2. Retail & small hawkers: 200–300 jobs 3. Creative/arts/heritage: 100–200 jobs (artists, curators, musicians, tour guides) 4. Hospitality & event management: 100–200 5. Support services: 100–200
Income to Local Businesses	
<ol style="list-style-type: none"> 1. Increase sales to restaurant owners, souvenir shops, morning markets, clothing stores, and services. 2. Stabilise small businesses through increased foot and tourist traffic. 	<p><i>Estimated Income =</i> RM20-30 million per year</p> <p><i>Calculation assumptions:</i></p> <ol style="list-style-type: none"> 1. 300–400 active businesses (including stalls, kiosks, cafes, boutiques, workshops) 2. Average monthly income = RM5,000–RM7,000 → Annual: RM60,000–RM84,000 x 300 businesses = RM18 million – RM25 million 3. With tourism and F&B growth: potential to increase to RM30 million
Tax Revenue to MPKJ	
<ol style="list-style-type: none"> 1. Contribute to the local government operating budget for public maintenance, landscaping, security and cleaning. 2. Enables ongoing urban improvement programs 	<p><i>Estimate =</i> RM3-5 million per year</p> <p><i>Calculation assumptions:</i></p> <ol style="list-style-type: none"> 1. Assessment tax: RM1,000–RM3,000 per year per premise x 1,000–1,500 premises 2. Business license fee. 3. Signboard License Fee. 4. Increase in rental revenue from public spaces & business spaces. 5. Service tax and other commercial activities increase through business and tourism activities.
Private Investment Attractiveness & Urban Competitiveness	
<ol style="list-style-type: none"> 1. Investors are more likely to open cafes, boutiques or boutique hotels in locations with a positive image and tourist potential. 2. The increase in the arrival of small and large investors is triggering continuous economic regeneration. 	<p><i>1. Investment Estimate:</i> (No direct figures, but these long-term benefits support continued growth without reliance on public funds alone)</p>
Total Estimated Benefits (Annual)	RM60 - 100 million

▪ **Specific Guidelines**

GP1

Guidelines on Heritage Buildings in Kajang Town Centre

GP2A

Guidelines on Conservation of Category IIA Heritage Buildings (Detached Buildings)

GP2B

Guidelines on Conservation of Category IIB Heritage Buildings (Shophouses)

GP3

Guidelines on Shophouse Colour - Kajang Town Centre

GP4

Guidelines on Shophouse Five Foot Ways

GP5

Guidelines on Air Conditioning and Satellite Dishes

GP6

Guidelines for Mural Painting

GP7

Guidelines on Business Signage (Outside Heritage Zone)

GP8

Guidelines on Signage in Public Areas

GP9

Guidelines on Infill Development

GP10

Guidelines on Adaptive Reuse of Upper Floors of Heritage Shophouses

GP11

Guidelines on Universal Design



KEMENTERIAN PERUMAHAN
DAN KERAJAAN TEMPATAN

PLANMalaysia

Perancangan Melangkaui Kelaziman
Planning : Beyond Conventional

Jabatan Perancangan Bandar dan Desa Negeri Selangor
(**PLAN**Malaysia Selangor)
Perancangan Melangkaui Kelaziman

